

Legal Notices

**AB5126
Trustee's Notice of Sale**

TRUSTEE'S NOTICE OF SALE TS No.: 033522-OR Loan No.: *****5639 Reference is made to that certain trust deed (the "Deed of Trust") executed by JEFFREY S. HAZEN AND RONDA L. HAZEN, AS TENANTS BY THE ENTIRETY, as Grantor, to REGIONAL TRUSTEE SERVICES, as Trustee, in favor of BENEFICIAL OREGON INC., as Beneficiary, dated 10/25/2002, recorded 10/30/2002, as Instrument No. 200212301, in the Official Records of Clatsop County, Oregon, which covers the following described real property situated in Clatsop County, Oregon: LOTS 4, 5 AND 6, BLOCK 50, NEW ASTORIA, IN THE CITY OF HAMMOND, CLATSOP COUNTY, OREGON. APN: 81008AB02303 Commonly known as: 811 HECETA ST HAMMOND, OR 97121 The current beneficiary is: U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST Both the beneficiary and the trustee have elected to sell the above-described real property to satisfy the obligations secured by the Deed of Trust and notice has been recorded pursuant to ORS 86.752(3). The default for which the foreclosure is made is the grantor's failure to pay when due, the following sums:

Delinquent Payments:	No.	Amount	Total:
Dates:			
02/28/15 thru 04/28/16	15	\$1222.37	\$18335.55
Late Charges:			\$1466.80
Beneficiary Advances:			\$6677.76
Foreclosure Fees and Expenses:			\$0.00
Total Required to Reinstate:			\$26480.11
TOTAL REQUIRED TO PAYOFF:			\$158063.75

By reason of the default, the beneficiary has declared all obligations secured by the Deed of Trust immediately due and payable, including: the principal sum of \$90,699.17 together with interest thereon at the rate of 11.12% per annum, from 1/28/2015 until paid, plus all accrued late charges, and all trustee's fees, foreclosure costs, and any sums advanced by the beneficiary pursuant to the terms and conditions of the Deed of Trust Whereof, notice hereby is given that the undersigned trustee, CLEAR RECON CORP., whose address is 111 SW Columbia Street #950, Portland, OR 97201, will on 9/27/2016, at the hour of 11:00 AM, standard time, as established by ORS 187.110, AT THE COMMERCIAL STREET ENTRANCE STEPS TO THE CLATSOP COUNTY COURTHOUSE, 749 COMMERCIAL ST., ASTORIA, OR 97103, sell at public auction to the highest bidder for cash the interest in the above-described real property which the grantor had or had power to convey at the time it executed the Deed of Trust, together with any interest which the grantor or his successors in interest acquired after the execution of the Deed of Trust, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.778 has the right to have the foreclosure proceeding dismissed and the Deed of Trust reinstated by payment to the beneficiary of the entire amount then due (other than the portion of principal that would not then be due had no default occurred), together with the costs, trustee's and attorneys' fees, and curing any other default complained of in the Notice of Default by tendering the performance required under the Deed of Trust at any time not later than five days before the date last set for sale. Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale. In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by the Deed of Trust, the words "trustee" and "beneficiary" include their respective successors in interest, if any. Dated: 5/13/2016 CLEAR RECON CORP 111 SW Columbia Street #950 Portland, OR 97201 Phone: 858-750-7600 866-931-0036
Published: June 2nd, 9th, 16th, and 23rd, 2016

Legal Notices

**AB5183
TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain trust deed made by BENJAMIN SMALL, A SINGLE PERSON as grantor, to FIDELITY NATIONAL TITLE INS CO as trustee, in favor of WELLS FARGO BANK, N.A. as beneficiary, dated April 5, 2012, recorded April 13, 2012, in the mortgage records of Clatsop County, Oregon, as Document No. 201203030, covering the following described real property situated in said county and state, to wit:

LOTS 1 AND 2, LYGSTAD HEIGHTS, IN THE COUNTY OF CLATSOP, STATE OF OREGON. PROPERTY ADDRESS: 35186 Lyngstad Heights Ln, Astoria, OR 97103

There is a default by the grantor or other person owing an obligation or by their successor in interest, the performance of which is secured by said trust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision. The default for which foreclosure is made is grantors' failure to pay when due the following sums: monthly payments of \$10,346.78 beginning October 1, 2015 through April 25, 2016; plus accrued late charges in the amount of \$226.44 together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to wit: \$270,397.73 with interest thereon at the rate of 4.00000 percent per annum beginning September 1, 2015; plus escrow advances of \$1,661.22; plus accumulated late charges in the amount of \$226.44; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice is hereby given that the undersigned trustee will on September 9, 2016, at the hour of 11:00 AM, in accord with the standard of time established by ORS 187.110, at Clatsop County Courthouse Front Entrance, 749 Commercial Street, Astoria, OR 97103, in the City of Astoria, County of Clatsop, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above, which the grantor had or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of the sale, including reasonable charges by the trustee. Notice is further given that any person named in ORS 86.778 has the right, at any time that is not later than five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principle as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying those sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee and attorney fees not exceeding the amounts provided by ORS 86.778.

Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale

In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Robinson Tait, P.S.
710 Second Ave, Suite 710
Seattle, WA 98104

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE RECEIVED A DISCHARGE OF THE DEBT REFERENCED HEREIN IN A BANKRUPTCY PROCEEDING, THIS LETTER IS NOT AN ATTEMPT TO IMPOSE PERSONAL LIABILITY UPON YOU FOR PAYMENT OF THAT DEBT. IN THE EVENT YOU HAVE RECEIVED A BANKRUPTCY DISCHARGE, ANY ACTION TO ENFORCE THE DEBT WILL BE TAKEN AGAINST THE PROPERTY ONLY.
Published: June 16th, 23rd, 30th, and July 7th, 2016

Legal Notices

**AB5197
IN THE CIRCUIT COURT OF THE STATE OF OREGON
IN AND FOR THE COUNTY OF CLATSOP**

**No. 16CV07821
CIVIL SUMMONS**

**JPMorgan Chase Bank, National Association,
Plaintiff,**

vs.

**WILLIAM E. SUNDAY, II; PARTIES IN POSSESSION
Defendants.**

TO THE DEFENDANT: William E. Sunday, II

NOTICE TO DEFENDANT: READ THESE PAPERS CAREFULLY!

A lawsuit has been started against you in the above-entitled Court by JPMorgan Chase Bank, National Association, Plaintiff. Plaintiff's claim is stated in the written Complaint, a copy of which is on file at the Clatsop County Courthouse. You must "appear" in this case or the other side will win automatically. To "appear" you must file with the court a legal paper called a "motion" or "answer." The "motion" or "answer" must be given to the court clerk or administrator within 30 days along with the required filing fee. It must be in proper form and have proof of service on the plaintiff's attorney or, if the plaintiff does not have an attorney, proof of service on the plaintiff.

The object of the complaint is to foreclose a deed of trust dated October 2, 2009 and recorded as Instrument No. 200909818 given by William E. Sunday, II, A Married Man, as his separate estate on property commonly known as 43290 Brownsmead Dike Lane, Astoria, OR 97103 and legally described as: Lot 10, LONG ISLAND GARDENS NO. 1, recorded March 24, 1913 in Book 6 of Plats, Page 4, in the County of Clatsop, State of Oregon. Excepting therefrom the South 242 feet of even width.

The complaint seeks to foreclose and terminate all interest of William E. Sunday, II and all other interests in the property.

The "motion" or "answer" (or "reply") must be given to the court clerk or administrator within 30 days of the date of first publication specified herein along with the required filing fee. The date of first publication of the summons is June 16, 2016.

If you are in the active military service of the United States, or believe that you may be entitled to protection of the SCRA, please contact our office. If you do not contact us, we will report to the court that we do not believe that you are protected under the SCRA.

If you have questions, you should see an attorney immediately. If you need help in finding an attorney, you may contact the Oregon State Bar's Lawyer Referral Service online at www.oregonstatebar.org or by calling (503) 684-3763 (in the Portland metropolitan area) or toll-free elsewhere in Oregon at (800) 452-7636.

Attorneys for Plaintiff,
SHAPIRO & SUTHERLAND, LLC

/s/ Adam R. Hollar
Adam R. Hollar # 093870 [ahollar@LOGS.com]
7632 SW Durham Road, Suite 350, Tigard, OR 97224
(360)260-2253; Fax (360)260-2285

Published: June 16th, 23rd, 30th, and July 7th, 2016

**AB5180
TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain trust deed made by MARTHA STRICKLAND, A SINGLE PERSON, as grantor, to FIDELITY NATIONAL TITLE INSURANCE COMPANY as trustee, in favor of WELLS FARGO BANK, N.A. as beneficiary, dated August 21, 2007, recorded August 24, 2007, in the mortgage records of Clatsop County, Oregon, as Document No. 200709028, and assigned to U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust on April 20, 2016 in the records of Clatsop County, Oregon, as Document No. 201602838, covering the following described real property situated in said county and state, to wit:

PARCEL NO. 1:
LOTS 27 AND 28, BLOCK 5, GEARHART PARK, IN THE CITY OF GEARHART, COUNTY OF CLATSOP STATE OF OREGON.

EXCEPTING THEREFROM THE SOUTH 20 FEET OF LOT 27.

TOGETHER WITH THAT PORTION OF VACATED FIRST STREET, WHICH BY LAW INURES.

PARCEL NO. 2: ALL THAT TRACT OF LAND IN BLOCK 5, GEARHART PARK, LYING EAST OF LOTS 27 AND 28 AND WEST OF NEA-COXIE CREEK WHICH TRACT IS THE UNPLATTED PORTION OF SAID BLOCK 5, GEARHART PARK, IN THE CITY OF GEARHART, COUNTY OF CLATSOP, STATE OF OREGON.

TOGETHER WITH THAT PORTION OF VACATED FIRST STREET WHICH BY LAW INURES.

EXCEPTING THEREFROM THE SOUTH 20 FEET OF SAID TRACT.

PARCEL NO. 3:
BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF 6TH STREET (NOW KNOWN AS PACIFIC WAY) WITH THE NORTH-SOUTH LOT LINE BETWEEN LOTS 25 AND 27, BLOCK 5, GEARHART PARK, IN THE CITY OF GEARHART, COUNTY OF CLATSOP, STATE OF OREGON; THENCE NORTH 1 DEGREE 57' EAST ALONG THE WEST LINE OF LOTS 27 AND 28 OF SAID BLOCK, 110 FEET TO A POINT ON THE WEST LINE OF SAID LOTS 28; THENCE WEST 3.74 FEET; THENCE SOUTH 110 FEET TO THE POINT OF BEGINNING, ALL LYING IN LOTS 25 AND 26, BLOCK 5, GEARHART PARK, IN THE CITY OF GEARHART, COUNTY OF CLATSOP, STATE OF OREGON.
PROPERTY ADDRESS: 774 Pacific Way, Gearhart, OR 97138

There is a default by the grantor or other person owing an obligation or by their successor in interest, the performance of which is secured by said trust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision. The default for which foreclosure is made is grantors' failure to pay when due the following sums: monthly payments in the total amount of \$72,235.08 beginning May 1, 2013; plus accrued late charges in the total amount of \$258.48; plus other fees and costs in the amount of \$3,492.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to wit: \$297,741.15 with interest thereon at the rate of 4.25000 percent per annum beginning April 1, 2013; plus escrow advances in the total amount of \$24,105.26; plus accrued late charges in the total amount of \$458.48; plus deferred amounts in the total amount of \$127,726.99; plus other fees and costs in the amount of \$3,523.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice is hereby given that the undersigned trustee will on October 7, 2016, at the hour of 11:00 AM, in accord with the standard of time established by ORS 187.110, at Clatsop County Courthouse Front Entrance, 749 Commercial Street, Astoria, OR 97103, in the City of Astoria, County of Clatsop, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above, which the grantor had or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of the sale, including reasonable charges by the trustee. Notice is further given that any person named in ORS 86.778 has the right, at any time that is not later than five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principle as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying those sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee and attorney fees not exceeding the amounts provided by ORS 86.778.


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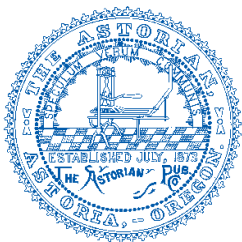


Friday Exchange

Letters to the Editor

A good newspaper is a two-way street.

You learn from us and we learn from you.



THE DAILY ASTORIAN

Open Forum
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