LEGAL NOTICES

TRUSTEE'S NOTICE OF SALE TS No.: 038891-OR Loan No.: ******4534 Reference is made to that certain trust deed (the "Deed of Trust") executed by MELANIE MICHELE SELLNER, as Grantor, to FIDELITY NATIONAL TITLE INSURANCE CO, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 10/19/2006, recorded 11/1/2006, as Instrument No. 200612335, in the Official Records of Clatsop County, Oregon, which covers the following described real property situated in Clatsop County, Oregon: LOTS 9, 10 AND 11, BLOCK 140, SECOND EXTENSION OF WARRENTON, IN THE CITY OF WARRENTON, COUNTY OF CLATSOP AND STATE OF OREGON.APN: 81021BA01500 / 30368 & 81021BA01600 / 30369 Commonly known as:325 SW 2ND ST WARRENTON, OR 97146 The current beneficiary is: DITECH FINANCIAL LLC 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

D-li			
Delinquent Payments:			
<u>Dates</u> :	No.	<u>Amount</u>	<u>Total:</u>
01/01/15 thru 01/31/15	1	\$1,108.36	\$1,108.36
02/01/15 thru 04/01/16	15	\$1,128.69	\$16,930.35
05/01/16 thru 07/01/16	3	\$1,181.71	\$3,545.13
Late Charges:			\$577.85
Beneficiary Advances:			\$544.21
Foreclosure Fees and Expenses:			\$1,097.25
•	Total Required to Reinstate:		\$23,803.15

TOTAL REQUIRED TO PAYOFF: 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 \$170,719.30 together with interest thereon at the rate of 6.25 % per annum, from 12/1/2014 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 12/2/2016, at the hour of 11:00 AM, standard time, as established by ORS 187.110, AT THE FRONT ENTRANCE TO THE CLATSOP COUNTY COURTHOUSE, 749 COMMERCIAL STREET, 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: 7/22/2016 CLEAR RECON CORP 111 SW Columbia Street #950 Portland, OR 97201Phone: 858-750-7600866-931-0036 Bernis M. Gonyea, Authorized Signatory of Trustee

AB5233

Published: August 12th, 19th, 26th and September 2nd, 2016

TRUSTEE'S NOTICE OF SALE

TS No.: 036509-OR Loan No.: ******3412 Reference is made to that certain trust deed (the "Deed of Trust") executed by JESSICA M BOUVIA, as Grantor, to FIDELITY NATIONAL TITLE INS CO, as Trustee, in favor of WELLS FARGO BANK, N.A., as Beneficiary, dated 7/9/2013, recorded 7/11/2013, as Instrument No. 201306009, in the Official Records of Clatsop County, Oregon, which covers the following described real property situated in Clatsop County, Oregon: LOT 1, BLOCK 4, EVERGREEN ACRES, RECORDED JULY 29, 1968, IN BOOK 10 OF PLATS, PAGE 44, CLATSOP COUNTY, OREGON. APN: 50728AC02201 / 03684 Commonly known as: 82513 ELM DRIVE SEASIDE, OR 97138 The current beneficiary is: Wells Fargo Bank, N.A. 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.

Dates:	No.	Amount	Total:
06/01/15 thru 03/01/16			
04/01/16 thru 07/01/16	4	\$862.01	\$3,448.04
Late Charges:			\$305.39
Beneficiary Advances:			
Foreclosure Fees and Expenses:			\$0.00
•	Total Requ	ired to Reinstate:	\$15,841.63
	TOTAL REQUIRE	TO PAYOFF	\$135 221 01

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 \$122,861.83 together with interest thereon at the rate of 3.25 % per annum, from 5/1/2015 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 12/2/2016, at the hour of 11:00 AM, standard time, as established by ORS 187.110, AT THE FRONT ENTRANCE TO THE CLATSOP COUNTY COURTHOUSE, 749 COMMERCIAL STREET, 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: 7/22/2016 CLEAR RECON CORP 111 SW Columbia Street #950 Portland, OR 97201 Phone: 858-750-7600 866-931-0036 Clariben Huntington, Authorized Signatory of Trustee Published: August 12th, 19th, 26th and September 2nd, 2016

> Summons by Publication IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR CLATSOP COUNTY

> > **Juvenile Department**

In the Matter of MADDYSON MARGARET MARIE ANDERSON A Ward.

Case No. 16JU02880

PUBLISHED SUMMONS

Terrance Axel LeWallen IN THE NAME OF THE STATE OF OREGON:

A petition has been filed asking the court to terminate your parental rights to the above-named child for the purpose of placing the child for adoption. YOU ARE REQUIRED TO PERSONALLY APPEAR BEFORE the Clatsop County Court at 749 Commercial Street, Astoria, Oregon 97103, on the 13th day of September, 2016 at 9:00 a.m. to admit or deny the allegations of the petition and to personally appear at any subsequent court-ordered hearing. YOU MUST APPEAR PERSONALLY IN THE COURTROOM ON THE DATE AND AT THE TIME LISTED ABOVE. AN ATTORNEY MAY NOT ATTEND THE HEARING IN YOUR PLACE. THEREFORE, YOU MUST APPEAR EVEN IF YOUR ATTORNEY ALSO APPEARS.

This summons is published pursuant to the order of the circuit court judge of the above-entitled court, dated August 2, 2016. The order directs that this summons be published once each week for three consecutive weeks, making three publications in all, in a published newspaper of general circulation in Clatsop County. Date of first publication: August 19, 2016
Date of last publication: September 2, 2016

READ THESE PAPERS CAREFULLY

IF YOU DO NOT APPEAR PERSONALLY BEFORE THE COURT OR DO NOT APPEAR AT ANY SUBSEQUENT COURT-ORDERED HEARING, the court may proceed in your absence without further notice and TERMINATE YOUR PARENTAL RIGHTS to the above-named child either ON THE DATE SPECIFIED IN THIS SUMMONS OR ON A FUTURE DATE, and may make such orders and take such action as authorized by law.

RIGHTS AND OBLIGATIONS

(1) YOU HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY IN THIS MATTER. If you are currently represented by an attorney, CONTACT YOUR ATTORNEY IMMEDIATELY UPON RECEIVING THIS NOTICE. Your previous attorney may not be representing you in this matter. IF YOU CANNOT AFFORD TO HIRE AN ATTORNEY and you meet the state's financial guidelines, you are entitled to have an attorney appointed for you at state expense. TO REQUEST APPOINTMENT OF AN ATTORNEY TO REPRESENT YOU AT STATE EXPENSE, YOU MUST IMMEDIATELY CONTACT the

Clatsop County Juvenile Department at Clatsop County Circuit Court, 749 Commercial Street, Astoria, OR 97103, phone number 503-325-8555, between the hours of 8:00 a.m. and 5:00 p.m. for further information. IF YOU WISH TO HIRE AN ATTORNEY, please retain one as soon as possible and have the attorney present at the above hearing. If you need help finding an attorney, you may call the Oregon State Bar's Lawyer Referral Service at (503) 684-3763 or toll free in Oregon at (800) 452-7636. IF YOU ARE REPRESENTED BY AN ATTORNEY, IT IS YOUR RESPONSIBILITY TO MAINTAIN CONTACT WITH YOUR ATTORNEY AND TO KEEP YOUR ATTORNEY ADVISED OF YOUR

(2) If you contest the petition, the court will schedule a hearing on the allegations of the petition and order you to appear personally and may schedule other hearings related to the petition and order you to appear personally. IF YOU ARE ORDERED TO APPEAR, YOU MUST APPEAR PERSONALLY IN THE COURTROOM, UNLESS THE COURT HAS GRANTED YOU AN EXCEPTION IN ADVANCE UNDER ORS 419B.918 TO APPEAR BY OTHER MEANS INCLUDING, BUT NOT LIMITED TO, TELEPHONIC OR OTHER ELECTRONIC MEANS. AN ATTORNEY MAY NOT ATTEND THE HEARING(S) IN YOUR PLACE.

PETITIONER'S ATTORNEY

Assistant Attornev General Department of Justice 100 SW Market Street Portland, OR 97201 Phone: (971) 673-1880 SSUED this _9 day of August, 2016. Issued by: /s/___ J. Dean Taylor #903902

Assistant Attorney General Published: August 19th, 26th, and September 2nd, 2016

WWW.DAILYASTORIAN.COM

70 Help Wanted 70 Help Wanted



PORT OF ASTORIA Port of Astoria **Astoria Regional Airport** is now accepting applications for a part-time Fueler Visit the Port of Astoria website at www.portofastoria.com

CLASSIFIED ADS work hard for you Try one today!

70 Help Wanted

Warrenton-Hammond School
District
WHSD is seeking: Educational Assistants and Bus Driver Trainees Applications and job details are available online at www.warrentonschools.com or contact (503) 861-2281

Remodeling, Maintenance and Secretary/Bookkeeping positions available. Full and Part time. Call Stephan at 503-436-2306

LEGAL NOTICES

TRUSTEE'S NOTICE OF SALE

The trust deed to be foreclosed pursuant to Oregon law is referred to as follows (the "Trust Deed"):

Grantor: Charles W. Carnese

oceanspacb@gmail.com

ADVERTISERS who want quick

results use classified ads regularly.

Trustee: First American Title Insurance Company Beneficiary: Rivermark Community Credit Union Date: March 5, 2008

Recording Date: March 10, 2008

Recording Reference: 200802026 County of Recording: Clatsop County

TRUSTEE: The Successor Trustee is Miles D. Monson and the mailing address of the Successor Trustee is Miles D. Monson, "**TRUSTEE**", Monson Law Office P.C., 1865 NW 169th Place, Suite 208, Beaverton Oregon 97006.

he Trust Deed covers the following described real property in the County of Clatsop and State of Oregon ("the Property"):

OT 3, BLOCK 7, GRIMES GROVE, IN THE CITY OF SEASIDE, COUNTY OF CLATSOP, STATE OF

Grantors' loan obligation is more than 120 days delinquent.

The default for which foreclosure is made is:

The Grantor's failure to pay when due the following sums: Monthly installments beginning December 22, 2015 continuing through the installment due February 22, 2016, less a payment credit of \$118.00.

The sum owing on the obligation that the Trust Deed secures (the "Obligation") is:

\$52.128.73, plus interest on the sum of \$52.128.73 at the rate of 3.75 percent per annum, together with Trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the Trust Deed.

The Property will be sold to satisfy the Obligation.

The date, time and place of the sale is:

Date: October 14, 2016

OREGON.

Time: 1:00 P.M. Place: CLATSOP COUNTY COURTHOUSE, FRONT STEPS, 749 COMMERCIAL STREET, IN THE CITY OF ASTORIA, COUNTY OF CLATSOP AND STATE OF OREGON.

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.

RIGHT TO CURE

The right exists under ORS 86.778 to have this foreclosure proceeding dismissed and the Trust Deed reinstated by doing all of the following at any time that is not later than five days before the date last set for

(1) Paying to the Beneficiary the entire amount then due (other than such portion as would not then be due had no default occurred); and

(2) Curing any other default complained of herein that is capable of being cured by tendering the performance required under the Trust Deed; and

(3) Paying all costs and expenses actually incurred in enforcing the Obligation and Trust Deed, together with Trustee's and attorney's fees not exceeding the amounts provided by ORS 86.778.

n construing this notice, the masculine gender includes the feminine and the neuter, 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.

We are a debt collector attempting to collect a debt and any information we obtain will be used for that

Cashier's checks for the foreclosure sale must be made payable to Miles D. Monson, Successor Trustee.

Dated: May 23, 2016.

/liles D. Monson Successor Trustee 1865 NW 169th Place, Suite 208 Beaverton, OR 97006 (503) 828-1820

Published: August 19th, 26th, September 2nd and 9th, 2016.

TRUSTEE'S NOTICE OF SALE S. No.: OR-15-696800-AJ Reference is made to that certain deed made by, JEFFREY C. WALL, AN UNMARRIED MAN as Grantor to ALL STAR TITLE, as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR WEST TOWN SAVINGS BANK., as Beneficiary, dated 12/11/2012, recorded 12/21/2012, in official records of CLATSOP County, Oregon in book/reel/volume No. and/or as fee/file/instrument/ microfilm / reception number 201210361 and subsequently assigned or transferred by operation of law to Wells Fargo Bank, NA covering the following described real property situated in said County, and State, to-wit: APN: 1001 61022BC 09001 13235 THE NORTH HALF OF LOTS 43 AND 44, BLOCK 7, HILL'S SECOND ADDITION TO OCEAN GROVE, IN THE CITY OF SEASIDE, COUNTY OF CLATSOP, STATE OF OREGON. Commonly known as: 425 S LINCOLN STREET, SEASIDE, OR 97138 The undersigned hereby certifies that based upon business records there are no known written assignments of the trust deed by the trustee or by the beneficiary and no appointments of a successor trustee have been made, except as recorded in the records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7). Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been rec orded pursuant to Section 86.752 (3) of Oregon Revised Statutes. There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which respect to provisions interent windri authorize sale in the event of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sums: Delinquent Payments: Payment Information From Through Total Payments 8/1/2015 6/10/2016 \$10,641.88 Late Charges From Through Total Late Charges 8/1/2015 6/10/2016 \$154.16 Beneficiary's Advances, Costs, And Expenses Corporate Advances \$662.00 Escrow Advances \$322.01 Total Advances: \$984.01 TOTAL FORECLOSURE COST: \$2,011.00 TOTAL REQUIRED TO REINSTATE: \$13,469.04 TOTAL REQUIRED TO PAYOFF: \$191,232.59 By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to- wit: The installments of principal and interest which became due on 8/1/2015, and all subsequent installments of principal and interest through the date of this Notice, plus amounts that are due for late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustee's fees, and any attorney fees and court costs arising from or associated with the beneficiaries efforts to protect and preserve its security, all of which must be paid as a condition of reinstatement, including all sums that shall accrue through reinstatement or pay-off. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents. Whereof, notice hereby is given that Quality Loan Service Corporation of Washington, the undersigned trustee will on 10/20/2016 at the hour of 10:00 AM , Standard of Time, as established by section 187.110, Oregon Revised Statues, Inside the main lobby of the County Courthouse 749 Commercial Street Astoria, Oregon 97103 County of CLATSOP, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, 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 Section 86.778 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale. Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property, except: Name and Last Known Address and Nature of Right, Lien or Interest JEFFREY WALL 425 S LINCOLN STREET SEASIDE, OR 97138 Original Borrower For Sale Information Call: 888-988-6736 or Login to: Salestrack.tdsf.com In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to this 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. Pursuant to Oregon Law, this sale will not be deemed final until the Trustee's deed has been issued by Quality Loan Service Corporation of Washington . If any irregularities are discovered within 10 days of the date of this sale, the trustee will rescind the sale, return the buyer's money and take further action as necessary. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. 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. NOTICE TO TENANTS: TENANTS OF THE SUBJECT REAL PROPERTY HAVE CERTAIN PROTECTIONS AFFFORDED TO THEM UNDER ORS 86.782 AND POSSIBLY UNDER FEDERAL LAW. ATTACHED TO THIS NOTICE OF SALE, AND INCORPORATED HEREIN, IS A NOTICE TO TENANTS THAT SETS FORTH SOME OF THE PROTECTIONS THAT ARE AVAILABLE TO A TENANT OF THE SUBJECT REAL PROPERTY AND WHICH SETS FORTH CERTAIN REQUIRMENTS THAT MUST BE COMPLIED WITH BY ANY TENANT IN ORDER TO OBTAIN THE AFFORDED PROTECTION, AS REQUIRED UNDER ORS 86.771. QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. TS

No: OR-15-696800-AJ Dated: 5/31/2016 Quality Loan Service Corporation of Washington, as Trustee

Signature By: _____ Joseph Carroll, Assistant Secretary Trustee's Mailing Address: Quality Loan Service Corp. of Washington C/O Quality Loan Service Corporation 411 lvy Street San Diego, CA 92101 Trustee's Physical Address: Quality Loan Service Corp. of Washington 108 1 st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 IDSPub #0109214 8/5/2016 8/12/2016 8/19/2016 8/26/2016 Published: August 5th, 12th, 19th, and 26th, 2016