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LEGAL NOTICES

AB5233

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	10	\$843.77	\$8,437.70
04/01/16 thru 07/01/16	4	\$862.01	\$3,448.04
Late Charges:			\$305.39
Beneficiary Advances:			\$3,650.50
Foreclosure Fees and Expenses:			\$0.00
Total Required to Reinstale:			\$15,841.63
TOTAL REQUIRED TO PAYOFF:			\$135,221.91

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

AB5231

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 sums:

Delinquent Payments:

Dates:	No.	Amount	Total:
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 Reinstale:			\$23,803.15
TOTAL REQUIRED TO PAYOFF:			\$193,829.32

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 97201 Phone: 858-750-7600 866-931-0036 Bemis M. Gonyea, Authorized Signatory of Trustee
Published: August 12th, 19th, 26th and September 2nd, 2016

AB5267

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

TO: 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

NOTICE

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 WHEREABOUTS.

(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
J. Dean Taylor
Assistant Attorney General
Department of Justice
100 SW Market Street
Portland, OR 97201
Phone: (971) 673-1880
ISSUED this 9 day of August, 2016.
Issued by: /s/
J. Dean Taylor #903902
Assistant Attorney General
Published: August 19th, 26th, and September 2nd, 2016

Windermere REAL ESTATE
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 <p>NEW PRICE EXQUISITE, UNIQUE GIN RIDGE 235 S Ocean Ave, Gearhart This classic 1908 built Cape Cod beach home has been given beautiful care, has just enough ocean outlooks to satisfy and steps to a beach trail to expansive ocean shore. CMLS#16-736 \$839,000 Rinda Shea 503-338-8853 Melissa Eddy 503-440-3258</p>	 <p>NEW PRICE OCEAN VIEW FIXER 89352 Marion Dr, Surf Pines One-level 4 bedroom, 4 bath home has ocean and Tillamook Head views, 1 fplc in living room, 1 fplc in master suite on 1.55 acres in gated community. CMLS#16-1060 \$535,000 Rinda Shea 503-338-8853</p>	 <p>NEW PRICE PARK-LIKE SETTING 810 G Street, Gearhart Near Neacoxie Creek, you will enjoy the wildlife views from the wrap-around deck with lush, established landscaping. 4 bd, 2 fireplaces, 2-car garage, furnishings included. CMLS#16-902 \$485,000 Barbara Maltman 503-717-2154 Katy Walstra 503-309-3306</p>
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 <p>NEW PRICE BE THE FIRST OWNER 1365 Bailey Lane, Gearhart Nicely appointed 4 bd, 2.5 bath home on quiet location backing to wilderness. Large master, walk-in closet, spa tub. Cherry cabinets, quartz counters, stainless appls. Move-in ready! CMLS#16-513 \$315,000 Lynn Brigham 503-440-5330</p>	 <p>NEW PRICE OUTSTANDING GEARHART LOCATION 356 E St, Gearhart Generations of original owners have had kept this 2 bd, 1 bath cottage in good repair while leaving the original charm. Just steps to public trail to the shore. CMLS#15-1640 \$299,900 Melissa Eddy 503-440-3258</p>	 <p>NEW PRICE LOVELY SMITH LAKE VIEW 92294 Whiskey Rd, Warrenton Ranch style with 3 bedrooms, open floor plan, fireplace, large deck overlooking Smith Lake, 24 x 40 shop, lots of space for gardens, kids & pets. New carpeting and freshly painted. CMLS#16-1052 \$295,000 Kristen Benton 503-741-0262</p>
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 <p>NEW LISTING SOUTH SLOPE SINGLE LEVEL 1555 6th St, Astoria Easy living floor plan on .22 acre lot with country decor that offers lovely outdoor living spaces in the gazebo, patio, tree fort, shop, fenced yard. CMLS#16-1223 \$285,000 Pam Ackley 503-717-3796</p>	 <p>NEW PRICE SAND N SEA CONDO 475 South Prom #604, Seaside Popular Condo! 2BR 2 full baths, ocean view balcony, Living room w/fireplace, Kitchen bar, ceiling fan, 6th floor & steps to beach. Great buy! CMLS#16-1237 \$389,900 Chuck Overton 503-440-2653</p>	 <p>NEW LISTING STUNNING & UNIQUE CONDO 505 Breakers Point Condo, Cannon Beach Coveted ocean front with iconic Haystack Rock & sweeping panoramic seascapes. 3BR, 4BA, 2 decks & furnishings included, you will have room for everyone! CMLS#16-1011 \$795,000 Katy Walstra Smith 503-309-3306</p>
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 <p>NEW PRICE VALUE! VALUE! Gearhart House #2-635, Gearhart Beautifully remodeled & customized 1 bd, 2 ba condo with views of ocean & Tillamook Head. Indoor pool, hot tub, small gym & laundry facilities. CMLS#16-693 \$215,000 Melissa Eddy 503-440-3258</p>	 <p>NEW LISTING GOLF COURSE VIEWS 867 Cottage Ave Gearhart Relax on the large covered front porch & enjoy the golf course view from this spacious 5 bedroom home in central Gearhart. Custom features include 2 fireplaces, gourmet kitchen, wet bar, built-in buffet & much more. CMLS#16-1249 \$569,000 Craig Weston 503-738-2838 Dana Weston 503-738-2839</p>	 <p>NEW LISTING SO MANY POSSIBILITIES!!! 88767 Hwy 101 N, Gearhart Single level home w/over 4300 sqft, 1.66 acres, 5BR, 4BA. Perfect for extended family living or maybe adult foster care. Grounds are stunning w/many garden areas, unique landscaping & several outbuildings. CMLS#16-1261 \$429,000 Pam Birmingham 503-791-4752</p>
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<p>CANNON BEACH OFFICE 255 N. Hemlock, Ste. B1 • Cannon Beach, OR 97110 800/676-1176 • 503/436-1027</p>		<p>GEARHART OFFICE 588 Pacific Way • Gearhart, OR 97138 800/275-7773 • 503/738-8522</p>
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