

101 Legal Notices

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BUSINESS DIRECTORY

AB6995
IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF CLATSOP
NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY,
Plaintiff,
v.
STEPHEN F. MANNENBACH AS PERSONAL REPRESENTATIVE OF THE ESTATE OF TOMMIE P. LONG AKA TOMMIE LONG AKA TOMASITA P. LONG AKA TOMASITA LONG; UNKNOWN HEIRS AND DEVISEES OF DAVID E. LONG AKA DAVID E. LONG, II AKA DAVID LONG; CLARENCE LONG; DAVID E. LONG II AKA DAVID E. LONG JR; STATE OF OREGON; UNITED STATES OF AMERICA; RAY KLEIN, INC DBA PROFESSIONAL CREDIT SERVICE; CAPITAL ONE BANK (U.S.A.), N.A.; OCCUPANTS OF THE PROPERTY;
Defendants.

Case No.: 18CV30881

SUMMONS BY PUBLICATION

To: UNKNOWN HEIRS AND DEVISEES OF DAVID E. LONG AKA DAVID E. LONG, II AKA DAVID LONG

You are hereby required to appear and defend the Complaint filed against you in the above entitled cause within thirty (30) days from the date of service of this summons upon you, and in case of your failure to do so, for want thereof, Plaintiff will apply to the court for the relief demanded in the Complaint.

NOTICE TO DEFENDANT:
READ THESE PAPERS CAREFULLY!

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" (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. 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. If you have questions, you should see an attorney immediately. If you need help in 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.

The relief sought in the Complaint is the foreclosure of the property located at 1476 8th Street, Astoria, OR 97103.

Date of first Publication: October 30th, 2018.

McCarthy & Holthus, LLP
 Andreanna Smith OSB No. 131336
 920 SW 3rd Ave, 1st Floor
 Portland, OR 97204
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 Of Attorneys for Plaintiff

Published: October 30th, November 6th, 13th, and 20th, 2018.

AB6996
NOTICE OF DEFAULT AND ELECTION TO SELL
AND
TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed, Assignment of Leases and Rents, and Fixture Filing ("Deed of Trust") given by Wishbone Group LLC, a Wyoming limited liability company registered as a foreign limited liability in Oregon, as Grantor, Matthew M. Chakoian, Attorney as Trustee, and Rain City Capital of Oregon, LLC, an Oregon limited liability company, as Beneficiary. The Deed of Trust was recorded on October 13, 2017, as Instrument No. 201708472, Records of Clatsop County, Oregon.

The beneficial interest under the Deed of Trust was assigned to Rain City Capital, LLC, a Washington limited liability company by Rain City Capital of Oregon, an Oregon limited liability company by Assignment of Deed of Trust recorded on January 23, 2018, as Document No. 201800576 in the Official Records of Clatsop County, Oregon.

The Deed of Trust covers real property specifically described as:

Lot 13, Block 5, GRIMES GROVE, in the City of Seaside, County of Clatsop and State of Oregon.

By Appointment of Successor Trustee recorded on August 27, 2018, as Document No. 201806623, Records of Clatsop County, Oregon, Beneficiary appointed Susan T. Alterman, an attorney who is an active member of the Oregon State Bar, as successor trustee of the Deed of Trust.

There is a default in the obligation secured by the Deed of Trust, which includes, among other defaults, the monthly payment of \$3,590.00 due June 1, 2018. The entire obligation secured by the Deed of Trust is due and payable and the Beneficiary has elected to sell the property to satisfy the obligation. The principal amount owing is \$179,500.00. In addition to the principal amount owing, default interest at the rate of 24.000% is owing from June 1, 2018 until paid. In addition to these amounts, as of August 31, 2018, attorney fees, late fees, taxes, insurance, wire fees, extension fees, inspection fees, maturity fee, appraisal, processing fees and other costs, including the cost of \$705.00 for a trustee's sale guarantee, are owing as permitted by law.

WHEREFORE, the undersigned successor trustee will sell the interest in the property which the Grantor had the power to convey at the time of execution by Grantor of the Deed of Trust, by public auction at 10:00 a.m. on Friday, March 8, 2019, at the front entrance of the Clatsop County Courthouse, 749 Commercial Street, in the City of Astoria, Clatsop County, Oregon.

NOTICE IS FURTHER GIVEN that the Grantor, the Grantor's successors in interest to all or any part of the property, any beneficiary under the subordinate trust deed, and any person having a subordinate lien or encumbrance of record on the property, have the right under ORS 86.753 to have the proceeding dismissed and the Deed of Trust reinstated by payment of the entire amount then due, together with costs, trustee and attorney fees as permitted by law, and by curing any other default complained of in the notice of default, at any time prior to five days before the date last set for the sale.

Dated: October 23rd, 2018.

Susan T. Alterman, Successor Trustee
 Kell, Alterman & Runsteip, L.L.P.
 520 S.W. Yamhill Street, Suite 600
 Portland, Oregon 97204-1329

Published: October 30th, November 6th, 13th, and 20th, 2018.

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11-6 CRYPTOQUIP

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 A M P L V H X H V R L H I T H A X
 N K M S O B U X C , N K F X S M R M O
 A F V V X K F X ? P R C X H I R
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