

101 Legal Notices

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AB7431

TS No. OR06000030-19-1 APN 27606 To No 190965427 TRUSTEE'S NOTICE OF SALE Reference is made to that certain Trust Deed made by, BRENDAN D JOHNSON, MARRIED MAN SOLE & SEPARATE as Grantor to FIRST AMERICAN TITLE COMPANY as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for GOLDEN EMPIRE MORTGAGE, INC., Beneficiary of the security instrument, its successors and assigns, dated as of October 16, 2017 and recorded on October 18, 2017 as Instrument No. 201708582 and the beneficial interest was assigned to THE MONEY SOURCE INC and recorded July 18, 2019 as Instrument Number 201905107 of official records in the Office of the Recorder of Clatsop County, Oregon to-wit: APN: 27606 LOT 44, RIVER POINT NO. 2, IN THE COUNTY OF CLATSOP, STATE OF OREGON, RECORDED JUNE 30, 1999 IN PLAT BOOK 14, PAGES 124 THROUGH 129, CLATSOP COUNTY RECORDS. Commonly known as: 36142 RIVER POINT DRIVE, ASTORIA, OR 97103 Both the Beneficiary, The Money Source Inc., and the Trustee, Nathan F. Smith, Esq., OSB #120112, have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes. The default for which the foreclosure is made is the Grantor's failure to pay: Failed to pay payments which became due Monthly Payment(s): 7 Monthly Payment(s) from 02/01/2019 to 08/01/2019 at \$1,926.70 Monthly Late Charge(s): 08/16/2019 By this reason of said default the Beneficiary has declared all obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit: The sum of \$323,642.92 together with interest thereon at the rate of 4.00000% per annum from January 1, 2019 until paid; plus all accrued late charges thereon; and all Trustee's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the terms of said Trust Deed. Wherefore, notice is hereby given that, the undersigned Trustee will on January 8, 2020 at the hour of 01:00 PM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, Front Entrance, Clatsop County Courthouse, 749 Commercial Street, Astoria, OR 97103 County of Clatsop, 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 86.753 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 or 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. 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, and the performance of which is secured by said Trust Deed, the words "Trustee" and "Beneficiary" includes their respective successors in interest, if any. Dated: 08/16/2019 By: Nathan F. Smith, Esq., OSB #120112 Successor Trustee Malcolm & Cisneros, A Law Corporation Attention: Nathan F. Smith, Esq., OSB #120112 c/o TRUSTEE CORPS 17100 Gillette Ave, Irvine, CA 92614 949-252-8300 Order Number 63430, THE DAILY ASTORIAN
Published: 10/01/2019, 10/08/2019, 10/15/2019, 10/22/2019.

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AB7449

TRUSTEE'S NOTICE OF SALE T.S. No.:OR-19-862153-SW Reference is made to that certain deed made by, CURTIS L DAWSON AND DEBRA A DAWSON, AS HUSBAND AND WIFE as Grantor to PLACER TITLE COMPANY, as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR PARAMOUNT EQUITY MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 12/21/2017, recorded 1/2/2018, in official records of CLATSOP County, Oregon in book/reel/volume No. and/or as fee/file/instrument/microfilm/reception number 201800040 and subsequently assigned or transferred by operation of law to AMERIHOM MORTGAGE COMPANY, LLC covering the following described real property situated in said County, and State. APN: 80917AB0330153930 PARCEL 1: A TRACT OF LAND IN THE J.H. SHIVELY DONATION LAND CLAIM IN SECTION 17, TOWNSHIP 8 NORTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE EAST LINE OF 16TH STREET, IN THE CITY OF ASTORIA, AND THE NORTH LINE OF JAMES STREET, CENTRAL ASTORIA, EXTENDED, ALSO KNOWN AS PIPE LINE ROAD; THENCE NORTH 0 DEGREES 15 MINUTES EAST ALONG THE WEST LINE OF 16TH STREET, A DISTANCE OF 154.5 FEET TO THE NORTHWEST CORNER OF THE WIEBE TRACT DESCRIBED IN DEED RECORDED IN BOOK 221, PAGE 444, CLATSOP COUNTY DEED RECORDS, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 86 DEGREES 58 MINUTES EAST 179.2 FEET TO THE NORTHEAST CORNER OF THE WIEBE TRACT DESCRIBED IN DEED RECORDED IN BOOK 248, PAGE 659, CLATSOP COUNTY DEED RECORDS; THENCE NORTH 0 DEGREES 15 MINUTES EAST 70 FEET; THENCE SOUTH 86 DEGREES 58 MINUTES WEST 179.2 FEET TO THE EAST LINE OF THE AFOREMENTIONED 16TH STREET; THENCE SOUTH 0 DEGREES 15 MINUTES WEST ALONG SAID EAST LINE 70 FEET TO THE TRUE POINT OF BEGINNING. PARCEL 2: A TRACT OF LAND IN THE J.M. SHIVELY DONATION LAND CLAIM NO. 38 IN SECTION 17, TOWNSHIP 8 NORTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, IN THE CITY OF ASTORIA, CLATSOP COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF 16TH STREET IN THE CITY OF ASTORIA, WITH THE NORTH LINE OF JAMES STREET, CENTRAL ASTORIA, EXTENDED, ALSO KNOWN AS THE PIPE LINE ROAD; THENCE NORTH 0 DEGREES 15 MINUTES EAST ALONG THE EAST LINE OF SAID 16TH A DISTANCE OF 224.5 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO JACOB WIEBE, ET UX, BY DEED RECORDED MARCH 5, 1959 IN BOOK 249, PAGE 391, CLATSOP COUNTY DEED RECORDS, BEING THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE NORTH 86 DEGREES 58 MINUTES EAST ALONG THE NORTH LINE OF SAID WIEBE TRACT OF LAND A DISTANCE OF 179.2 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG A STRAIGHT LINE IN A NORTHWESTERLY DIRECTION TO A POINT OF THE EAST LINE OF 16TH STREET, SAID POINT BEING NORTH 0 DEGREES 15 MINUTES EAST 20 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 15 MINUTES WEST ALONG THE EAST LINE OF SAID 16TH STREET TO THE TRUE POINT OF BEGINNING. Commonly known as: 1422 16th St, Astoria, OR 97103 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 recorded 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 foreclosure is made is grantor's failure to pay when due the following sum: TOTAL REQUIRED TO REINSTATE: \$13,046.48 TOTAL REQUIRED TO PAYOFF: \$228,452.77 Because of interest, late charges, and other charges that may vary from day-to-day, the amount due on the day you pay may be greater. It will be necessary for you to contact the Trustee before the time you tender reinstatement or the payoff amount so that you may be advised of the exact amount you will be required to pay. 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 2/1/2019, 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 beneficiary's 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 1/8/2020 at the hour of 1:00pm, Standard of Time, as established by section 187.110, Oregon Revised Statutes, At the Front Entrance to the Clatsop County Courthouse, located at 749 Commercial Street, Astoria, OR 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 Curtis Dawson RT. 2, BOX 57-R ASTORIA, OR 97103 Original Borrower Debra Dawson 1422 16th St Astoria, OR 97103 For Sale Information Call: 800-280-2832 or Login to: www.auction.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 AFFORDED 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 REQUIREMENTS THAT MUST BE COMPLIED WITH BY ANY TENANT IN ORDER TO OBTAIN THE AFFORDED PROTECTION, AS REQUIRED UNDER ORS 86.771. TS No: OR-19-862153-SW Dated: 8/30/2019 Quality Loan Service Corporation of Washington, as Trustee Signature By: Kristen Oswood, Assistant Secretary Trustee's Mailing Address: Quality Loan Service Corp. of Washington 108 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 Trustee's Physical Address: Quality Loan Service Corp. of Washington 108 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 IDSPub #0156383
Published: 9/24/2019 10/1/2019 10/8/2019 10/15/2019

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AB7426

TRUSTEE'S NOTICE OF SALE T.S. No.:OR-17-797163-SW Order No.:190769743 Reference is made to that certain deed made by, ROBERT F. HOWARD, AN ESTATE IN FEE SIMPLE as Grantor to NORTHWEST TRUSTEE SERVICES, INC., as trustee, in favor of GOLF SAVINGS BANK, as Beneficiary, dated 8/18/2010, recorded 8/24/2010, in official records of CLATSOP County, Oregon as fee/file/instrument/microfilm/reception number 201007348 and subsequently law to U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT covering the following described real property situated in said County, and State. APN: 80918BC12300 26615 LOTS 15 AND 16, BLOCK 49, TAYLOR'S ASTORIA, IN THE CITY OF ASTORIA, COUNTY OF CLATSOP, STATE OF OREGON. Commonly known as: 783 GLASGOW AVE, ASTORIA, OR 97103 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 recorded pursuant to Section 86.752(3) of Oregon Revised Statutes. The default for which the foreclosure is made is the grantors: BORROWER(S) HAVE DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF AT LEAST ONE SURVIVING BORROWER AND, AS A RESULT, ALL SUMS DUE UNDER THE NOTE HAVE BECOME DUE AND PAYABLE. By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: the sum of \$251,221.70 together with interest thereon at the rate of 5.5600 per annum; plus all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust. Whereof, notice hereby is given that QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, the undersigned trustee will on 1/9/2020 at the hour of 10:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, Inside the main lobby of the Clatsop County Courthouse, located at 749 Commercial St, Astoria, OR 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 (if applicable) 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 the sale date. For Sale Information Call: 916-939-0772 or Login to: www.nationwideposting.com 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 said trust deed, 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 there are any irregularities are discovered within 10 days of the date of this sale, that 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 maybe 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. TS No: OR-17-797163-SW Dated: 8/16/2019 Quality Loan Service Corporation of Washington, as Trustee Signature By: Patrick Lynch, Assistant Secretary Trustee's Mailing Address: Quality Loan Service Corp. of Washington 108 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 Trustee's Physical Address: Quality Loan Service Corp. of Washington 108 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 IDSPub #0155992
Published: 9/17/2019 9/24/2019 10/1/2019 10/8/2019.

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AB7455

APN: 16201 // 71004AB01300 NOTICE OF DEFAULT AND FORECLOSURE SALE WHEREAS, on 3/31/2010, a certain Mortgage Deed of Trust was executed by THOMAS E. LEE AND JOAN T. LEE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY as trustor in favor of URBAN FINANCIAL GROUP as beneficiary, and was recorded on 4/5/2010, as Instrument No. 201003054, in the Office of the Recorder of Clatsop County, Oregon; and WHEREAS, the beneficial interest in the Mortgage Deed of Trust is now owned by the Secretary, pursuant to an assignment dated 11/27/2017, recorded on 12/4/2017, as instrument number 201709873, in the office of Clatsop County, Oregon; and WHEREAS, a default has been made in the covenants and conditions of the Mortgage Deed of Trust in that the payment due upon the death of the borrower(s) was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of 9/3/2019 is \$283,862.39; and WHEREAS, the Mortgage Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family house; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, SEE ATTACHED, notice is hereby given that on 10/15/2019 at 11:00 AM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder: Legal Description: A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE TOWN OF MORRISON, NOW VACATED; AND RUNNING THENCE WEST 254.65 FEET TO A POINT ON THE WEST BOUNDARY OF THE COUNTY ROAD, SAID POINT BEING THE STARTING POINT OF THIS DESCRIPTION; AND RUNNING THENCE WEST A DISTANCE OF 816 FEET ALONG THE SOUTH BOUNDARY OF THE TOWN OF MORRISON, NOW VACATED, TO A POINT IN THE CENTER OF NEACOXIE CREEK; RUNNING THENCE SOUTH 13° 16' EAST 164.5 FEET; THENCE EAST 816 FEET TO THE WEST BOUNDARY OF THE COUNTY ROAD; THENCE NORTHERLY ALONG SAID COUNTY ROAD A DISTANCE OF 164.5 FEET TO SAID STARTING POINT, ALL SITUATE IN THE A. C. WIRT DONATION LAND CLAIM, SECTION 4, TOWNSHIP 7 NORTH, RANGE 10 WEST, WILLAMETTE MERIDIAN, CLATSOP COUNTY, OREGON EXCEPTING THEREFROM THAT PROPERTY DESCRIBED IN THAT DEED TO STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED JANUARY 28, 1942 IN BOOK 162, PAGE 70 CLATSOP COUNTY RECORDS. ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, BY DEED RECORDED OCTOBER 5, 1967 IN BOOK 297, PAGE 284, CLATSOP COUNTY RECORDS. Commonly known as: 91504 HIGHWAY 101, WARRENTON, OR 97146 The sale will be held at: AT THE FRONT ENTRANCE TO THE CLATSOP COUNTY COURTHOUSE, 749 COMMERCIAL ST., ASTORIA, OR 97103 Per the Secretary of Housing and Urban Development, the estimated opening bid will be \$291,166.85. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, the winning bidders with the exception of the Secretary must submit a deposit totaling ten percent (10%) of the Secretary's estimated bid amount in the form of a certified check or cashier's check made payable to the undersigned Foreclosure Commissioner. Ten percent of the estimated bid amount for this sale is \$29,116.69. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$29,116.69 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15 day increments for a fee of: \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgage or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the Mortgage Deed of Trust is to be reinstated prior to the scheduled sale is based on the nature of the breach, this loan is not subject to reinstatement. A total payoff is required to cancel the foreclosure sale or the breach must be otherwise cured. A description of the default is as follows: FAILURE TO PAY THE PRINCIPAL BALANCE AND ANY OUTSTANDING FEES, COSTS, AND INTEREST WHICH BECAME ALL DUE AND PAYABLE BASED UPON THE DEATH OF ALL MORTGAGORS. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: September 3, 2019 CLEAR RECON CORP Foreclosure Commissioner Shella Domilos Title: Senior Foreclosure Specialist 111 SW Columbia Street #950 Portland, OR 97201 Phone: (858) 750-7600 Fax No: (858) 412-2705
Published: September 24th, October 1st, and 8th, 2019.

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