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101 Legal Notices

101 Legal Notices

AB7572

TRUSTEE'S NOTICE OF SALE T.S. No.: OR-19-873589-RM Order No.: 8760628 Reference is made to that certain deed made by, STEPHEN PENWARDEN as Grantor to FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. ("MERS"), AS NOMINEE FOR SECURITY ONE LENDING, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 1/15/2013, recorded 1/23/2013, in official records of CLATSOP County, Oregon in book/reel/volume No. fee/file/instrument/microfilm/reception number 201300797 and subsequently assigned or transferred by operation of law to Reverse Mortgage Solutions, Inc. covering the following described real property situated in said County, and State, APN: 13848 1001 61028BA 02900 LOT 17, BLOCK 8, CARTWRIGHT PARK, IN THE CITY OF SEASIDE, COUNTY OF CLATSOP AND STATE OF OREGON Commonly known as: 2164 S COLUMBIA STREET, SEASIDE, OR 97138 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) FAILED TO PAY PROPERTY TAXES PRIOR TO THE DELINQUENCY DATE IN VIOLATION OF THE TERMS OF BORROWER(S)' HOME EQUITY CONVERSION MORTGAGE 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 \$153,922.32 together with interest thereon at the rate of 5.0600 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 4/27/2020 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 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. TS No: OR-19-873589-RM Dated: 12/17/2019 Quality Loan Service Corporation of Washington, as Trustee Signature By: Timothy Donlon, 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 Published: 1/14/20, 1/21/20, 1/28/20, and 2/04/20

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