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101 Legal Notices

AB7707
TRUSTEE'S NOTICE OF SALE

WHEREAS, David J. Hawkey is the Grantor, Joan M. Chambers was the original Trustee, and Robert L. Landhuis and Barbara A. Landhuis, Trustee or their successor in trust under the Robert L. Landhuis and Barbara A. Landhuis Revocable Living Trust, dated March 20, 2007, was the original Beneficiary under that certain Trust Deed dated September 20, 2012 and recorded on September 21, 2012 as Instrument Number 201207593, in the Official Records of Clatsop County, Oregon (the "Trust Deed"), pertaining to the real property legally described as follows:

LEGAL DESCRIPTION

PARCEL NO. 1:
The North 100 feet of Lot 3, excepting therefrom the West 2 feet thereof, Block 4, of the Town (now City) of Astoria, as laid out and recorded by John M. Shively and later established by Decree of the Circuit Court of the State of Oregon for Clatsop County, in the City of Astoria, County of Clatsop, State of Oregon.

PARCEL NO. 2:
An undivided 1/6 interest in the following described property:
The West 2 feet of the North 100 feet of Lot 3, Block 4, of the Town (now City) of Astoria, as laid out and recorded by John M. Shively and later established by Decree of the Circuit Court of the State of Oregon for Clatsop County, in the City of Astoria, County of Clatsop, State of Oregon.

PARCEL NO. 3:
The South 50 feet of Lot 3, Block 4, of the Town (now City) of Astoria, as laid out and recorded by John M. Shively and later established by Decree of the Circuit Court of the State of Oregon for Clatsop County, in the City of Astoria, County of Clatsop, State of Oregon.

END OF LEGAL DESCRIPTION

Commonly known as 2853 Marine Drive, Astoria, OR 97103 (the "Real Property").

WHEREAS, Columbia Trust Company is the Successor Trustee of the Robert L. Landhuis and Barbara A. Landhuis Revocable Living Trust dated March 20, 2007 (the "Trust"), and is thereby Beneficiary under the Trust Deed;

WHEREAS, Columbia Trust Company, as Successor Trustee of the Trust, has appointed Heltzel Williams PC ("Heltzel Williams"), whose address is PO Box 1048, Salem, Oregon 97308, as Successor Trustee under the Trust Deed to have all the power of the original Trustee;

COMES NOW Heltzel Williams PC, as Successor Trustee under the Trust Deed, and declares that the Grantor, David J. Hawkey, despite written demand, is in default under the terms of the Trust Deed and related promissory note as further described below:

- **Failing to pay when due the original principal sum of $52,500.00 upon maturity;**
- **Failing to pay real property taxes on the property through February 20, 2020 in the principal amount of $9,350.55, and failing to timely repay Columbia Trust Company for advancing funds to pay such real property taxes; and**
- **Failing to pay when due accrued interest on the principal and real property taxes advanced, which through February 20, 2020 is in the total sum of $13,532.19.**

As a result of that default, following sums are immediately due and payable:

- **As of February 20, 2020, the total sum of $87,514.24, which amount includes the principal sum of $52,500.00, amounts advanced for payment of real property taxes in the amount of $9,350.55, accrued interest payable under the Promissory Note and Trust Deed in the amount of $13,532.19, attorney fees in the amount of $11,780.50, and title costs in the amount of $351.00, together with additional interest accruing at the default rate of 9% per annum ($21.5789 per diem) from February 21, 2020 until fully paid, plus beneficiary's and trustee's foreclosure costs, attorney fees, and additional accruing title insurance, property insurance, and other costs that continue to accrue under the terms of the Trust Deed until fully paid.**

Pursuant to the terms of the Trust Deed, Columbia Trust Company hereby elects to foreclose the Trust Deed by advertisement and sale as authorized by Oregon law so that the Real Property described above, together with any improvements thereon, shall be sold at public sale to the highest bidder for cash, the proceeds of which shall be applied to the expenses of sale, compensation to the trustee, attorney fees, and to satisfy the obligations secured by the Trust Deed. A Notice of Default and Election to Sell has been recorded in the real property records for Clatsop County, Oregon, on March 18, 2020 at Recording Instrument Number #202002067 as required by ORS 86.752.

NOTICE IS HEREBY GIVEN that said public sale shall occur at the following date, time, and place:

DATE: Thursday, September 3, 2020
TIME: 11:00 a.m. P.S.T.
PLACE: Main Entrance of the Clatsop County Courthouse
749 Commercial Street
Astoria, OR 97103

Parties listed in ORS 86.778 have the right under that statute to have this foreclosure by advertisement and sale dismissed by payment of the entire amount currently due, together with costs, trustee's fees, attorneys' fees, and by curing any other default complained of above at any time prior to five days before the date last set for the sale.

Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the Trustee to state in this Notice of Sale 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.
Published: May 19, 26, June 2, 9, 2020.

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6-8 CRYPTOQUIP

YWYNILK QNFHSLI LPWNM L FQLII SDHSAOR MDLM IHAOF MW YOKZWKQ LKHLF: "MDO PLRMLQ WZ MDO WYOKL."

Saturday's Cryptoquip: IT'S BECOMING MORE DIFFICULT FOR ME TO GET OUT OF BED EACH DAY. WHY IS MY WAKENING WEAKENING?

Today's Cryptoquip Clue: Y equals P

6-9 CRYPTOQUIP

AX F UPIYCW PS F VGQC LSPUGMCT F MPVLQCZC, GIHSPYCI ECC-EFD, DEFZ EFT AZ UPIC? HSFWCU AI XGQQ.

Yesterday's Cryptoquip: POPULAR MUSICAL ABOUT A SMALL CHICKEN THAT LIKES TO PERFORM ARIAS: "THE BANTAM OF THE OPERA."

Today's Cryptoquip Clue: U equals D