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Tree Service



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101 Legal Notices

AB8133

The Arch Cape Water District will hold an executive session on Tue March 30, 2021 at 2:30pm pursuant to ORS 192.660(2)(e) to conduct deliberations with persons designated to negotiate real property transactions. The public may not attend. 503-436-2790.
 Published: March 23, 2021.

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101 Legal Notices

101 Legal Notices

AB8123

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT NOTICE OF DEFAULT AND FORECLOSURE SALE TS No. LO-52107-OR APN 17746 Recorded in accordance with 12 USCA 3764 (c) WHEREAS, on 11/5/2009, a certain Deed of Trust was executed by BETTY L. SANDY, AN ESTATE IN FEE SIMPLE as trustor in favor of WELLS FARGO BANK, N.A. as beneficiary, and FIDELITY NATIONAL TITLE INSURA as trustee, and was recorded on 11/17/2009, as Instrument No. 200910949, in Book XX, Page XX, in the Office of the County Recorder of Clatsop County, Oregon; and WHEREAS, the 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 housing; and WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an Assignment of Deed of Trust dated 10/31/2018, recorded on 10/31/2018, as instrument number 201808474, book XX, page XX, in the Office of the County Recorder, Clatsop County, Oregon; and WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on 12/12/2019, 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 3/12/2021 is \$329,359.21; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the 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 Law Offices of Jason C Tatman APC as Foreclosure Commissioner, recorded on 3/10/2021 as instrument number 202102375, book XX, page XX notice is hereby given that on 4/23/2021 at 11:00 AM local time, all real and personal property at or used in connection with the following described property will be sold at public auction to the highest bidder: Legal Description: A TRACT OF LAND SITUATE IN SECTION 27, TOWNSHIP 7 NORTH, RANGE 10 WEST, WILLAMETTE MERIDIAN, IN THE COUNTY OF CLATSOP AND STATE OF OREGON, AND BEING MORE DESCRIBED A TRACT OF LAND SITUATE IN SECTION 27, TOWNSHIP 7 NORTH, RANGE 10 WEST, WILLAMETTE MERIDIAN, IN THE COUNTY OF CLATSOP AND STATE OF OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE JOHN JEWITT D. L. C. NO. 40 WITH THE EASTERLY RIGHT OF WAY LINE OF THE ASTORIA AND COLUMBIA RIVER RAILROAD (NOW THE SPOKANE, PORTLAND AND SEATTLE RAILWAY) SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE EAST ALONG THE SOUTH LINE OF THE SAID JEWITT D. L. C. TO THE WEST RIGHT OF WAY LINE OF THE COUNTY ROAD NO. 239, ALSO KNOWN AS DELLMOOR LOOP ROAD; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF THE SAID COUNTY ROAD, A DISTANCE OF 215 FEET TO A POINT THENCE WEST TO A POINT ON THE EAST LINE OF THE SAID SPOKANE, PORTLAND AND SEATTLE RAILWAY RAILROAD RIGHT OF WAY, WHICH POINT IS 215 FEET SOUTH OF THE TRUE POINT OF BEGINNING; THENCE NORTH ALONG SAID RAILROAD RIGHT OF WAY LINE OF THE TRUE POINT OF BEGINNING. Commonly known as: 89224 DELLMOOR LOOP, WARRENTON, OR 97146 The sale will be held at At the front entrance to the Courthouse, 749 Commercial St, Astoria, Oregon 97103. The Secretary of Housing and Urban Development will bid an estimate of \$329,359.21. For sales information visit www.servicelinkasap.com or call (714) 730-2727 There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$32,935.92 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$32,935.92 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 high 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 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 Field Office 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 field office 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 mortgagor or others subsequent to a foreclosure completed pursuant 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 amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is \$329,359.21, as of 4/22/2021, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. 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: 3/12/2021 Law Offices of Jason C Tatman APC U.S. Dept. of HUD Foreclosure Commissioner BY: Jason C Tatman 5677 Oberlin Dr., Ste 210, San Diego, CA 92121 (858)201-3590 Fax (858) 348-4976 A-4730417 03/16/2021, 03/23/2021, 03/30/2021
 Published: March 16, 23, 30, 2021.