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AB8542

AMENDED NOTICE OF SALE OF REAL PROPERTY

Reference is made to a certain Deed of Trust made by Shelli LaHaie, Michael Edward McKibben and Jennifer Robin LaHaie, as Grantors, Hostetter Law Group, LLP, an Oregon limited liability partnership, as Trustee, in favor of Blue Bucket, LLC, an Oregon limited liability company as Beneficiary, recorded November 8, 2016, in the mortgage records of Clatsop County, Oregon, as Recording Instrument No. 201608766, covering the following described real property (hereinafter "the Real Property") situated in Clatsop County, Oregon to wit:

The East 35 feet of Lot 2 and the West 15 feet of Lot 3, Block 4, FIRST ADDITION TO OCEAN GROVE, in the City of Seaside. Subject to a Trust Deed in favor of Richard Woolington dated March 26, 2010 and recorded April 2, 2010, as Recording No. 201003035 in Clatsop County Official Records.

The street address of the Real Property is: 712-720 1st Avenue, Seaside, OR 97318

(1) The names of the grantor, trustee, and beneficiary in the Trust Deed, and mailing address of the trustee, are as follows:

SHELLI LAHAIE	GRANTORS
MICHAEL EDWARD MCKIBBEN	
JENNIFER ROBIN LAHAIE	
HOSTETTER LAW GROUP, LLP	TRUSTEE
P. O. Box 400	
Enterprise, OR 97828	
BLUE BUCKET, LLC,	BENEFICIARY
an Oregon limited liability company	

(2) The Trust Deed is recorded in the mortgage records of Clatsop County, Oregon, as Recording Instrument No. 201608766.

(3) The default for which the foreclosure is made is Grantors' failure to pay when due the following sums:

3 monthly payments of \$1,800.00 each, from April 1, 2020, through June 1, 2020, plus \$1,400.00 of the March 1, 2020 payment in the sum of \$6,800; late fees of \$360.00 for each of the 4 referenced months in the sum of \$1,440.00; accrued interest in the sum of \$3,180.12; real property taxes due in the sum of \$702.59; attorney fees in the sum of \$ 3,163.00; and costs in the sum of \$ 408.83, for a total default of: **\$15,694.54.**

(4) The sum owing on the obligation secured by said Trust Deed is: \$173,185.29.

The Total Default Amount is: \$188,879.83

(5) The Real Property will be sold to satisfy the above obligation.

(6) The original sale proceedings were stayed effective June 30, 2020 by the provisions of Oregon House Bill 4204 (2020) and Oregon House Bill 2009 (2021). The stay was terminated on December 31, 2021.

(7) This notice has been amended following release from the stay of the original sale proceedings.

(8) The amended date, time and place of the sale of the Real Property are as follows:

Monday, March 21, 2022, at the hour of 10:00 A.M., in accord with the standard of time established by ORS 187.110, at the Clatsop County Courthouse, Main Entrance, 749 Commercial Street, in the City of Astoria, County of Clatsop, State of Oregon.

(9) The right exists under ORS 86.778 to have the proceeding dismissed and the Trust Deed reinstated by paying the entire amount then due, together with costs, trustee's fees and attorney fees, and by curing any other default complained of in the notice of default, at any time that is not later than five days before the date last set for the sale.

NOTICE REQUIRED BY ORS 86.771(9)

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 methamphetamine, 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.

DATED this 26th day of January, 2022.

/s/ D. Zachary Hostetter
D. Zachary Hostetter, for Trustee
Hostetter Law Group, LLP, Trustee
203 East Main St., Suite 2, PO Box 400
Enterprise, OR 97828
541-426-4584

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