

**PUBLIC NOTICES**

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sale. The trustee's rules of auction may be accessed at [www.northwesttrustee.com](http://www.northwesttrustee.com) and are incorporated by this reference. You may also access sale status at [www.northwesttrustee.com](http://www.northwesttrustee.com) and [www.USA-Foreclosure.com](http://www.USA-Foreclosure.com). For further information, please contact: Nanci Lambert Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 586-1900 File No.7236.26560/Jones, Sandra 1002.283972-File No.

**TRUSTEE'S NOTICE OF SALE** File No. 7236.26360 Reference is made to that certain trust deed made by Valente Jimenez Sanchez, a single man and Gaspar Navarrete Cervantes, a single man, as grantor, to Fidelity National Title of Ore, as trustee, in favor of Long Beach Mortgage Company, as beneficiary, dated 05/17/05, recorded 05/23/05, in the mortgage records of LANE County, Oregon, as 2005-037516 and subsequently assigned to Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-WL2, Asset-Backed Certificates, Series 2005-WL2 by Assignment recorded as 2015-005754, covering the following described real property situated in said county and state, to wit: Lot 18, McKenzie Hills, as platted and recorded in File 72, Slides 19, 20 and 21, Lane County Oregon Plat Records, in Lane County, Oregon. **PROPERTY ADDRESS:** 429 South 72nd Street Springfield, OR 97478 Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.752(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: monthly payments of \$1,318.52 beginning 01/01/14; and monthly payments of \$1,307.18 beginning 02/01/15; plus prior accrued late charges of \$102.56; plus advances of \$2,348.52; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable. **WHEREFORE**, notice hereby is given that the undersigned trustee will on March 8, 2016 at the hour of 10:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at the following place: inside the main entrance to the Lane County Courthouse, 125 E. 8th Avenue, in the City of Eugene, County of LANE, State of Oregon, sell at public auction to the highest bidder for cash the interest in the described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the 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 for reinstatement or payoff quotes requested pursuant to ORS 86.786 and 86.789 must be timely communicated in a written request that complies with that statute addressed to the trustee's "Urgent Request Desk" either by personal delivery to the trustee's physical offices (call for address) or by first class, certified mail, return receipt requested, addressed to the trustee's post office box address set forth in this notice. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, [www.northwesttrustee.com](http://www.northwesttrustee.com). Notice is further given that any person named in ORS 86.778 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.778. Requests from persons named in ORS 86.778 for reinstatement quotes received less than six days prior to the date set for the trustee's sale will be honored only at the discretion of the beneficiary or if required by the terms of the loan documents. In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Without limiting the trustee's disclaimer of representation 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. The trustee's rules of auction may be accessed at [www.northwesttrustee.com](http://www.northwesttrustee.com) and are incorporated by this reference. You may also access sale status at [www.northwesttrustee.com](http://www.northwesttrustee.com) and [www.USA-Foreclosure.com](http://www.USA-Foreclosure.com). For further information, please contact: Nanci Lambert Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 586-1900 File No.7236.26360/Sanchez, Valente Jimenez and Cervantes, Gaspar Navarrete 1002.280327-File No.

**TRUSTEE'S NOTICE OF SALE** File No. 7443.21136 Reference is made to that certain trust deed made by Gerald JM Copeland, an unmarried person, as grantor, to Fidelity Service Corporation, as trustee, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Action Mortgage Company, as beneficiary, dated 10/13/05, recorded 10/20/05, in the mortgage records of LANE County, Oregon, as 2005-083627 and subsequently assigned to Umpqua Bank as successor in interest by merger

to Sterling Savings Bank by Assignment recorded as 2015-032562, covering the following described real property situated in said county and state, to wit: Lot 436, Replat of Lot 303, Greentrees as platted and recorded in Book 68, Page 30, Lane County Oregon Plat Records, in Lane County, Oregon. **PROPERTY ADDRESS:** 1600 Rhododendron Drive Florence, OR 97439 Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.752(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: monthly payments of \$1,063.94 beginning 02/01/15; plus prior accrued late charges of \$182.04; plus advances of \$1,366.50; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable. **WHEREFORE**, notice hereby is given that the undersigned trustee will on March 31, 2016 at the hour of 10:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at the following place: inside the main entrance to the Lane County Courthouse, 125 E. 8th Avenue, in the City of Eugene, County of LANE, State of Oregon, sell at public auction to the highest bidder for cash the interest in the described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the 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 for reinstatement or payoff quotes requested pursuant to ORS 86.786 and 86.789 must be timely communicated in a written request that complies with that statute addressed to the trustee's "Urgent Request Desk" either by personal delivery to the trustee's physical offices (call for address) or by first class, certified mail, return receipt requested, addressed to the trustee's post office box address set forth in this notice. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, [www.northwesttrustee.com](http://www.northwesttrustee.com). Notice is further given that any person named in ORS 86.778 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained

of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.778. Requests from persons named in ORS 86.778 for reinstatement quotes received less than six days prior to the date set for the trustee's sale will be honored only at the discretion of the beneficiary or if required by the terms of the loan documents. In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Without limiting the trustee's disclaimer of representation 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. The trustee's rules of auction may be accessed at [www.northwesttrustee.com](http://www.northwesttrustee.com) and are incorporated by this reference. You may also access sale status at [www.northwesttrustee.com](http://www.northwesttrustee.com) and [www.USA-Foreclosure.com](http://www.USA-Foreclosure.com). For further information, please contact: Nanci Lambert Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 586-1900 Copland, Estate of Gerald (TS# 7443.21136) 1002.284326-File No.

**NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE** Reference is made to that certain trust deed made by ROBERT RAY BENNETT, II and LINDA MARIE BENNETT, husband and wife, as tenants by the entirety, as grantors, to AMVESCO INC., dba Western Pioneer Title Co. of Lane County, as trustee, in favor of HOWARD HUMMEL & ANDREA J. HUMMEL, husband and wife or the survivor thereof, as beneficiary, dated November 30, 2000, recorded on December 6, 2000, in the Records of Lane County, Oregon, as reception No. 2000-069443, assigned by beneficiaries HOWARD HUMMEL & ANDREA J. HUMMEL on August 3, 2009 to HOWARD HUMMEL & ANDREA J. HUMMEL, trustees or their successors in trust under the HOWARD HUMMEL & ANDREA J. HUMMEL LIVING TRUST, recorded on August 11, 2009, in the Records of Lane County, Oregon, as reception No. 2009-046094, and subject to the appointment of Barry Davis, Attorney at Law as Successor Trustee, dated May 20, 2013, recorded on June 3, 2013, in the Records of Lane County, Oregon, as reception No. 2013-029607, covering the following described real property situated in that county and state, to-wit:

The East half of Lot 4, Block 2, WYNNNS ADDITION to Cottage Grove, as platted and recorded in Book 25, Page 114, Lane County Oregon Plat Records, in Lane County, Oregon.

**PROPERTY ADDRESS:** 226 East Madison, Cottage Grove, Oregon 97424

The undersigned hereby certifies that no 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, an action has not been commenced to recover the debt, or any part thereof, now remaining secured by the trust deed, or, if an action has been commenced, such action has been dismissed except as permitted by ORS 86.752(7).

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 default of such provisions. The default for which foreclosure is made is grantor's failure to pay when due the following sums:

The principal sum of \$48,991.94 with interest on the principal balance at the rate of seven and one half percent per annum, from May 6, 2015, until paid; prepayment premium, if applicable; cost of foreclosure report; attorney's fees, trustee's fees, delinquent property taxes together with any other sums due or that may become due under the Note or by reason of this foreclosure, costs of insurance and any further advances made by Beneficiary as allowed by the Note and Deed of Trust.

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: Principal balance of \$48,991.94 with interest on the principal balance at the rate of seven and one half percent per annum, from May 6, 2015, until paid; Taxes and Assessments of \$6,027.10 with interest on the principal balance at the rate of sixteen percent (16%) per annum, from November 15, 2015; insurance advances of \$564.00; Foreclosure Guarantee of \$ 367.00; Trustee Fees and Attorney Fees of \$ 6,000.00.

Notice hereby is given that both the beneficiary and the trustee, by reason of the default, have elected and do hereby elect to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to 86.815, and to cause to be sold at public auction to the highest bidder for cash the interest in the described property which grantor had, or had the power to convey, at the time of the execution by the grantor of the trust deed, together with any interest or grantor's successor in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the trust deed and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of the trustee's attorneys.

**WHEREFORE**, notice is hereby given that the undersigned trustee will on March 28, 2016, at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at the following place: inside the main entrance to the Lane County Courthouse, 125 E. 8th Avenue, in the City of Eugene, County of Lane, State of Oregon, which is hour, date and place last set for the sale.

Other than as shown or 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 herein above described subsequent to the interest of the trustee in the trust deed, or any successor in interest to grantor or of any lessee or other person in possession of or occupying the property.

Notice is further given that reinstatement or payoff quotes requested pursuant to ORS 86.745 must be timely communicated in a written request that complies with that statute, addressed to the trustee's "Urgent Request Desk" either by personal delivery to the trustee's physical offices (call for address) or by first class, certified mail, return receipt requested, addressed to the trustee's post office box address set forth in this notice. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid.

Notice is further given that any person named in ORS 86.778 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying those sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee and attorney fees not exceeding the amounts provided by ORS 86.778.

In construing this notice, where the context so requires, the singular includes the plural, the word "grantor" includes any successor in interest to the 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, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Dated: December 15, 2015 Barry Davis, Attorney at Law, Successor Trustee, Post Office Box 5883, Eugene, Oregon 97405.

Notice is further given that any person named in ORS 86.778 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying those sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee and attorney fees not exceeding the amounts provided by ORS 86.778.

In construing this notice, where the context so requires, the singular includes the plural, the word "grantor" includes any successor in interest to the 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, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Dated: December 15, 2015 Barry Davis, Attorney at Law, Successor Trustee, Post Office Box 5883, Eugene, Oregon 97405.

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**SELL IT**  
**SELL IT**  
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- CLUES ACROSS**
- 1. Elephant's name
  - 6. Support
  - 10. Mures River city
  - 14. Bastard wing
  - 15. One was named Desire
  - 17. PGA Tournament prize
  - 19. A way to leave unchanged
  - 20. Unchangeable computer memory
  - 21. Harangues
  - 22. 6th Hebrew letter
  - 23. Well informed
  - 24. Turfs
  - 26. In a way, obeyed
  - 29. Lawyers group
  - 31. Increases motor speed
  - 32. Political action committee
  - 34. Light pokes
  - 35. Struck down
  - 37. Central Philippine Island
  - 38. Japanese sash
  - 39. Afresh
  - 40. Bluish green
  - 41. Inspire with love
  - 43. Without (French)
  - 45. Counterbalance container to obtain net weight
  - 46. Express pleasure
  - 47. Cheap wine (Br.)
  - 49. Signing
  - 50. \_\_\_ compilation, compiling computer language
  - 53. Have surgery
  - 57. Being trompe-l'oeil
  - 58. Extremely mad
  - 59. Day
  - 60. Small coin (French)
  - 61. Snatched

- CLUES DOWN**
- 1. Cry
  - 2. Wings
  - 3. Baseball play
  - 4. Flower petals
  - 5. Drive against
  - 6. Velikaya River city
  - 7. A single unit in a collection
  - 8. Stray
  - 9. Bring back
  - 10. Repented
  - 11. Receipt (abbr.)
  - 12. Expresses pleasure
  - 13. Not wet
  - 16. In a way, takes off
  - 18. Macaws genus
  - 22. "Fast Five" star's initials
  - 23. Sharpen a knife
  - 24. Oral polio vaccine developer
  - 25. Former CIA
  - 27. Fencing swords
  - 28. ABA \_\_\_ Honeymoon
  - 29. Bustle
  - 30. Minor
  - 31. Propel a boat
  - 33. Passage with access only at one end
  - 35. Underwater airways
  - 36. Small, slight
  - 37. Box (abbr.)
  - 39. \_\_\_ Blake, actress
  - 42. Repents
  - 43. Merchandising
  - 44. Exclamation of surprise
  - 46. With fireplace residue
  - 47. A small lake
  - 48. Bait
  - 49. Tip of Aleutian Islands
  - 50. K\_\_\_: watercraft (alt. sp.)
  - 51. Norse variant of "often"
  - 52. Adolescent
  - 53. Visual metaphor (Computers)
  - 54. River in Spanish
  - 55. Cowboy Carson
  - 56. Powerful gun lobby

**PUZZLE SOLUTION**

B	A	B	A	R		P	I	E	R		A	R	A	D					
A	L	U	L	A		S	T	R	E	E	T	C	A	R					
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