

PUBLIC NOTICES

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TRUSTEE'S NOTICE OF SALE File No. 7431.20622 Reference is made to that certain trust deed made by Danna L. Ghonaim and Daniel N. Baird, not as tenants in common, but with the right of survivorship, as grantor, to Evergreen Land Title Company, as trustee, in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Pinnacle Capital Mortgage Corporation, A California Corporation, as beneficiary, dated 04/30/14, recorded 05/02/14, in the mortgage records of LANE County, Oregon, as 2014-016030 and subsequently assigned to Freedom Mortgage Corporation dba Freedom Home Mortgage Corporation by Assignment recorded as 2015-000512, covering the following described real property situated in said county and state, to wit: Parcel 1 of Land Partition Plat No. 95-P0641, Filed March 02, 1995, Lane County Official Records, in Lane County, Oregon. PROPERTY ADDRESS: 371 16th Street Springfield, OR 97477 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 \$891.19 beginning 07/01/15; plus prior accrued late charges of \$35.65; plus advances of \$97.00; 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. By reason of said default the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, said sums being the following, to wit: \$124,345.53 with interest thereon at the rate of 4.25 percent per annum beginning 06/01/15; plus prior accrued late charges of \$35.65; plus advances of \$97.00; 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 May 5, 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. 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 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 and are incorporated by this reference. You may also access sale status at www.northwesttrustee.com and 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 Ghonaim, Danna and Baird, Daniel (TS# 7431.20622) 1002.284810-File No.

TRUSTEE'S NOTICE OF SALE File No. 9145.20066 Reference is made to that certain trust deed made by Robert E Pearce and Kina M Pearce, Husband and Wife, as grantor, to Netco Inc., as trustee, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Mountain States Mortgage Centers Inc., as beneficiary, dated 06/29/10, recorded 07/09/10, in the mortgage records of Lane County, Oregon, as 2010-033875 w/ Loan Modification AF # 2014-044513 and subsequently assigned to United Security Financial Corp by Assignment recorded as 2013-061645, covering the following described real property situated in said county and state, to wit: Lot 4, AMB-LIS, as platted and recorded in File 73, Slide 43, Lane County Oregon Plat Records, in Lane County, Oregon. Less and except the East 3 feet. PROPERTY ADDRESS: 5051 Forsythia Drive 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 \$1,447.87 beginning 06/01/15; plus advances of (\$277.58); 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. By reason of said default the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, said sums being the following, to wit: \$199,981.81 with interest thereon at the rate of 4.5 percent per annum beginning 05/01/15; plus advances of (\$277.58); 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 May 5, 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. 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 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 and are incorporated by this reference. You may also access sale status at www.northwesttrustee.com and 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 Pearce, Robert (TS# 9145.20066) 1002.284782-File No.

LOOKING FOR A GREAT EMPLOYEE?

NEED TO SELL SOME STUFF OR A CAR?

GOT A RENTAL YOU NEED FILLED?

Place a Classified line Ad with us and get great results!!

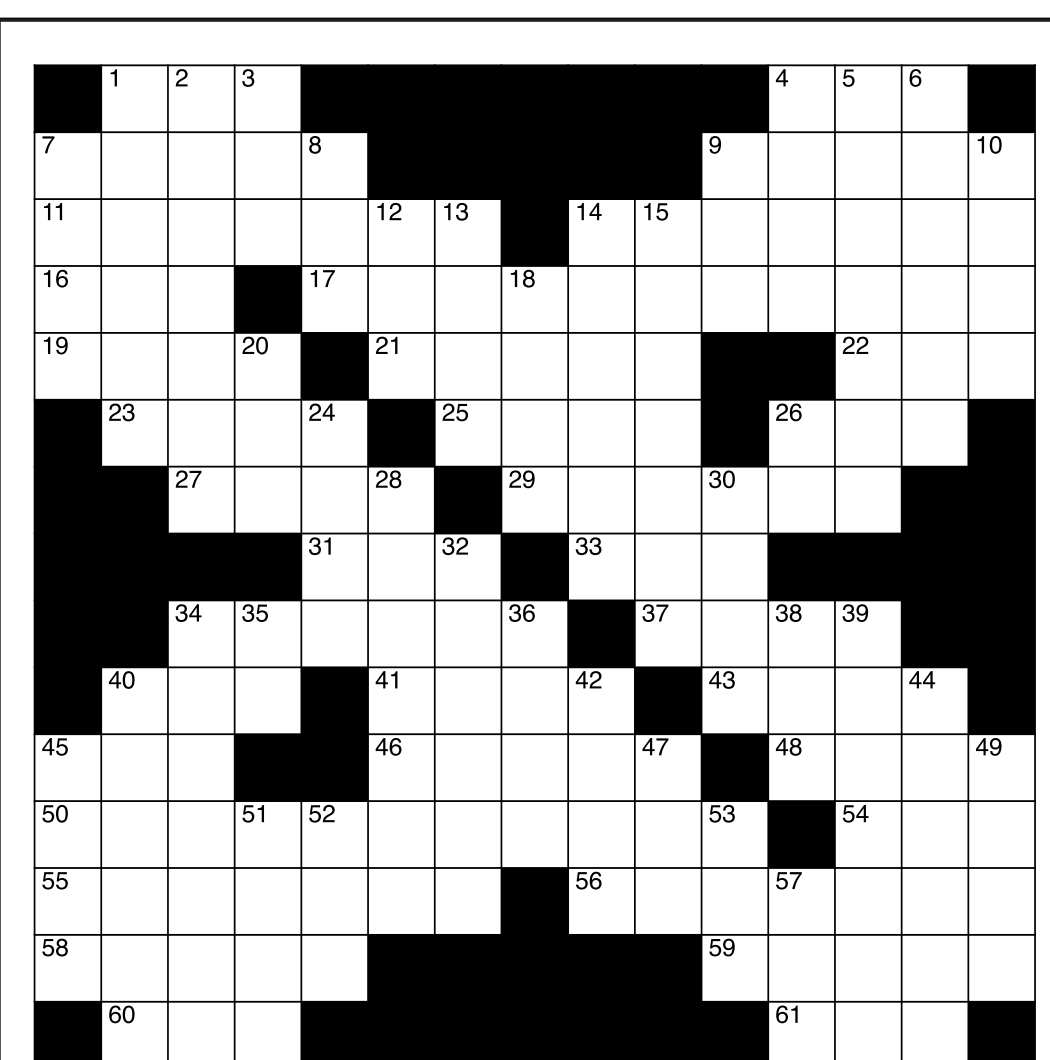
Up to 10 WORDS \$7.65

BETTER VALUE
Over Craig's List in Eugene Area

Help Wanted Line Classified Advertising

Call or come in by Friday to get in following Wednesday's paper.

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CLUES ACROSS

1. Basics
4. Paper container
7. Diving ducks of N America having a bluish-gray bill
9. Spruce
11. Sacred choral composition
14. Ear lobe decoration
16. S Am. wood sorrel cultivated for its edible tubers
17. Wolf drama series
19. Straight, bowling or bobby
21. Cotton growing region in W. Central India
22. Tax saving retirement account
23. Expresses pleasure
25. Synoptical
26. Peseta
27. Oceans
29. Weekday
31. Octagonal motif in rugs
33. Beam out
34. Escargots
37. Mother of Apollo in ancient mythology
40. Fed
41. A sleeveless garment like cloak but shorter
43. Yugoslavian River
45. Patti Hearst's captors
46. Representational likeness
48. Plundered
50. Clothier
54. ___ de Janeiro
55. Peaceful relations
56. Replaced union workers
58. African people of Senegambia
59. Every 24 hours
60. 1/100 yen
61. Summate

CLUES DOWN

1. Gum arabic
2. Crazy, loco, wacky
3. Unconnected
4. Whirring sound
5. Tartness
6. A group of individuals
7. Bard
8. Buddy
9. Not an amateur
10. North-central Indian city
12. Chit
13. Reverences
14. Inspire with love
15. Endocrine gland
18. Biblical name for Syria
20. The woman
24. Heroic tale
26. Daddy
28. Killing yourself
30. In a way, discolors
32. Artiodactyls
34. Resistant to change
35. Northeast
36. Watering places
38. A way to pave
39. Value excessively
40. Poplar trees (Spanish)
42. Elk Grove High School
44. Abroad
45. Author George Bernard
47. Old world, new
49. Tiny insectivorous W. Indian bird
51. British School
52. Moroccan coastal region
53. Radioactivity unit
57. Sheep sound

PUZZLE SOLUTION

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We Want Your News!

The Cottage Grove Sentinel wants to be your source for all things Cottage Grove. But we need your help! If you've got a news tip, we'd be glad to hear about it:

Cottage Grove Sentinel

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