

will be sold at public auction to the highest bidder: LOT 3, BLOCK 3, MEADOW PARK FIRST ADDITION, AS PLATTED AND RECORDED IN FOLE 73, SLIDE 263, LANE COUNTY OREGON PLAT RECORDS. IN LANE COUNTY, OREGON. Commonly known as: 350 F STREET, CRESWELL, OR 97426 The sale will be held: Inside the main lobby of the Lane County Courthouse, 125 E 8th Ave, Eugene, OR 97401 The Secretary of Housing and Urban Development will bid \$147,989.29. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata 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 \$14,798.93 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$14,798.93 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 highest 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 date 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 a 15-day increments for a fee of \$500.00, paid in advance. The extension fee will 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 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 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 mortgage or others subsequent to a foreclosure completed pursuant to 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 scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$147,967.72 as of 07/04/2018 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: 05/03/2018 FORECLOSURE COMMISSIONER: MORTGAGE LENDER SERVICES, INC. 11707 Fair Oaks Blvd., Ste 202 Fair Oaks, CA 95628 (916) 962-3453 Fax: (916) 962-1334 Sale Information Line: 916-939-0772 or www.nationwideposting.com TARA CAMPBELL, FORECLOSURE COMMISSIONER OFFICER NPP0333343 To: COTTAGE GROVE SENTINEL 06/13/2018, 06/20/2018, 06/27/2018

COTTAGE GROVE MINI STORAGE
1520 Highway 99 N.
Cottage Grove, OR 97424
AUCTION: July 7, 2018 PROMPTLY at 11:00 AM.
Cottage Grove Mini Storage in accordance with ORS 87.162 Will offer for Public Auction the following storage unit/s for nonpayment of rent and other fees.
1. Unit # B-287 Rebecca Higgin - Misc Goods
2. Unit # E-177 Amber Turpin - Misc Goods
3. Unit # F-117 Anelique Thomason - Misc Goods
4. Unit # F-170 Mary Stockton-Kubisha - Misc Goods
UNLESS PAYMENT IN-FULL IS MADE BEFORE THE TIME OF AUCTION 1520 Highway 99 N, Cottage Grove, OR 97424, Phone (541)942-6996.
SEALED BIDS ON ENTIRE UNIT DUE NO LATER THAN 11:30AM "CASH ONLY"
BID DATE: July 7, 2018
NOTIFICATION DATE: July 10, 2018

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