

PUBLIC NOTICES

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favor of State of Oregon, by and through the Director of Oregon Department of Veterans' Affairs, as beneficiary, dated June 20, 2007, recorded June 22, 2007, in the mortgage records of Lane County, Oregon, 2007-042522, and whereas a successor trustee, Devon T. Thorson, was appointed pursuant to ORS 86.790(3) by written instrument recorded on November 19, 2018, covering the following described real property situated in said county and state to wit: (SEE LEGAL DESCRIPTION ON NEXT PAGE)
The mailing address of the above-described real property is 293 Auburn Lane, Creswell, OR 97426.
By reason of said default, the beneficiary has declared all obligations secured by said Trust Deed immediately due and payable, said sums being the following to-wit: The principal sum of \$198,492.67 with interest thereon at the rate of 5.25 percent per annum from May 1, 2018, until paid, plus trustee's fees, attorney's fees, foreclosure costs, and sums advanced by the beneficiary pursuant to the terms of said Trust Deed.
AFTER RECORDING RETURN TO: FORECLOSURE SECTION OREGON DEPARTMENT OF VETERANS' AFFAIRS 700 SUMMER ST NE SALEM OR 97301-1285 Until a change is requested, all tax statements shall be sent to the following address: TAX SECTION OREGON DEPARTMENT OF VETERANS' AFFAIRS 700 SUMMER ST NE

SALEM OR 97301-1285
LEGAL DESCRIPTION:
Lot 69, HAZELWOOD TERRACE, recorded September 6, 2006, Reception No. 2006-064954, Lane County Records, in Lane County, Oregon.
Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and a Notice of Default has been recorded on November 19, 2018, in 2018-053769, pursuant to Section 86.735(3) of Oregon Revised Statutes; the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Monthly payments of \$1,689.50 due June 1, 2018 through November 1, 2018, totaling \$10,137.00. Late charges of \$271.65. Legal fees of \$291.00, as of November 19, 2018. All totaling \$10,699.65. WHEREFORE, notice hereby is given that the undersigned trustee will on April 24, 2019 at the hour of 11:00 o'clock, a.m., in accord with the Standard of Time established by Section 187.110, Oregon Revised Statutes, at 125 E 8th Ave, at the place designated for non-judicial trust deed sales inside of the County Courthouse 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 said described real property which the grantor had or had power to convey at the time of the execution by him of the said Trust Deed, together with any interest which the grantor or his successors-in-interest

acquired after the execution of said 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 any person named in Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred) together with costs and trustee's and attorney's fees as provided by law, at any time prior to five days before the date set for said sale.

NOTICE TO INTERESTED PERSONS
Notice is hereby given that Susan Nelsen has been appointed personal representative for the Estate of Edward Nelsen, by the Circuit Court of the State of Oregon for Lane County, Case File No. 17PB04375. All persons having claims against the estate are hereby notified to present them to the personal representative, at the office of the personal representative's attorney at 1400 Executive Parkway, Suite 300, Eugene, OR 97401 within four months from the date of the first publication of this notice or their claims may be barred. Date of the first publication of this notice is February 13, 2019. All persons whose

rights may be affected by the proceeding may obtain additional information from the records of the Court, the personal representative, or the personal representative's attorney, Kirk H. Strohmman, Jr., Strohmman Ford, LLC, 1400 Executive Parkway, Suite 300, Eugene, OR 97401; Phone 541-345-4312.

NOTICE IS HEREBY GIVEN that David Van Houten has been appointed Personal Representative of the Estate of Esther M. Gamberdella, deceased, Lane County Circuit Court Case No. 19PB00827. All persons having claims against the estate are required to present the same within four months from the first date of publication of this notice to the Personal Representative at 777 High St., #300, Eugene, OR 97401, or they may be barred. Any person whose rights may be affected by these proceedings may obtain additional information from the records of the above-entitled Court or from the Personal Representative or from the Personal Representative's attorneys, Luvaas Cobb, P.C. DATED and first published: February 13, 2019.
/s/ David Van Houten Personal Representative

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