

101 Legal Notices

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TRUSTEE'S NOTICE OF SALE TS No.: 082975-OR Loan No.: *****3971 Reference is made to that certain trust deed (the "Deed of Trust") executed by JAMES R LOUND, AN UNMARRIED MAN, as Grantor, to NORTHWEST TRUSTEE SERVICES, INC., as Trustee, in favor of GOLF SAVINGS BANK, as Beneficiary, dated 9/24/2010, recorded 9/29/2010, as Instrument No. 20101897B, in the Official Records of Grant County, Oregon, which covers the following described real property situated in Grant County, Oregon: TOWNSHIP 13 SOUTH, RANGE 31 EAST OF THE WILLAMETTE MERIDIAN, GRANT COUNTY, OREGON: SECTION 33: ALL THAT PORTION OF THE E1/2SW1/4 LYING NORTH AND EAST OF THE CENTERLINE OF ROAD EASEMENT "G", AND ALL THAT PORTION OF THE W1/2SE1/4 LYING NORTH OF THE CENTERLINE OF ROAD EASEMENT "G" AND WEST OF THE CENTERLINE OF ROAD EASEMENT "H", AS SAID CENTERLINES ARE DESCRIBED IN DEED BOOK 110, PAGE 900. ALL ACCORDING TO MAP OF SURVEY NO. 324 FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR. THIS PARCEL IS SHOWN AS TRACT NO. 29 ON SAID MAP. SAVE & EXCEPT THE FOLLOWING: TOWNSHIP 13 SOUTH, RANGE 31 EAST OF THE WILLAMETTE MERIDIAN, GRANT COUNTY, OREGON: SECTION 33: A PARCEL OF LAND SITUATED IN THE NE1/4SW1/4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NE1/4SW1/4 OF SECTION 33; THENCE N89°55'55"W, ALONG THE NORTH LINE OF THE NE1/4SW1/4, 30.00 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 74-H, AND THE TRUE POINT OF BEGINNING; THENCE N89°55'55"W, ALONG THE NORTH LINE OF SAID NE1/4SW1/4, 629.88 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE NE1/4NE1/4SW1/4 OF SAID SECTION 33; THENCE SOUTH, 241.55 FEET; THENCE EAST, 646.20 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 74-H; THENCE N21°38'40"W, ALONG SAID RIGHT OF WAY LINE, 37.45 FEET; THENCE N00°42'16"W, ALONG SAID RIGHT OF WAY LINE, 205.95 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. ALL ACCORDING TO MAP OF SURVEY NO. 1461 FILED IN THE OFFICE OF THE GRANT COUNTY SURVEYOR APN: 1966 / 3-4 13-31-33 TL700 Commonly known as: 26874 RIDGE ROAD JOHN DAY, OR 97845 The current beneficiary is: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT Both the beneficiary and the trustee have elected to sell the above-described real property to satisfy the obligations secured by the Deed of Trust and notice has been recorded pursuant to ORS 86.752(3). The default for which the foreclosure is made is caused by the death of the borrower. TOTAL REQUIRED TO PAYOFF: \$385,557.81 By reason of the default, the beneficiary has declared all obligations secured by the Deed of Trust immediately due and payable, including: the principal sum of \$366,071.25 together with interest thereon at the rate of 5.56 % per annum, from 1/25/2019 until paid, plus all accrued late charges, and all trustee's fees, foreclosure costs, and any sums advanced by the beneficiary pursuant to the terms and conditions of the Deed of Trust Whereof, notice hereby is given that the undersigned trustee, CLEAR RECON CORP, whose address is 111 SW Columbia Street #950, Portland, OR 97201, will on 2/6/2020, at the hour of 12:00 PM, standard time, as established by ORS 187.110, AT THE FRONT ENTRANCE TO THE GRANT COUNTY COURTHOUSE, 205 S HUMBOLT STREET, CANYON CITY, OR 97820, sell at public auction to the highest bidder in the form of cash equivalent (certified funds or cashier's check) the interest in the above-described real property which the grantor had or had power to convey at the time it executed the Deed of Trust, together with any interest which the grantor or his successors in interest acquired after the execution of the Deed of Trust, 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 ORS 86.778 has the right to have the foreclosure proceeding dismissed and the Deed of Trust reinstated by payment to the beneficiary of the entire amount then due (other than the portion of principal that would not then be due had no default occurred), together with the costs, trustee's and attorneys' fees, and curing any other default complained of in the Notice of Default by tendering the performance required under the Deed of Trust at any time not later than five days before the date last set for sale. 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 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. In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by the Deed of Trust, the words "trustee" and "beneficiary" include their respective successors in interest, if any. Dated: 9/24/2019 CLEAR RECON CORP 111 SW Columbia Street #950 Portland, OR 97201 Phone: 858-750-7600 or 866-931-0036 Sheila Domilos, Authorized Signatory of Trustee

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