

TRUSTEE'S AMENDED NOTICE OF SALE

Reference is made to that certain trust deed made by Jeffrey Crosby Hutchinson, David Thomas, and Kamal Keshni Thomas as grantors, to AmeriTitle as trustee (Stephen Mountainspring is the current trustee), in favor of the Yoncalla School District #32 as beneficiary, dated and recorded February 1, 2008, in the Official Records of Douglas County as instrument no. 2008-001823, covering the real property known as 620 Scotts Valley Road, Yoncalla, Oregon, and more particularly described as that property conveyed in instrument 2008-001822, Official Records of Douglas County, Oregon. 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 86.735(3); the defaults for which the foreclosure is made are: (1) failure to pay real property taxes on the real property encumbered by said trust deed for the 2015-2016, 2016-2017, 2017-2018, and 2018-2019 tax years; (2) failure to maintain insurance coverage; and (3) failure to pay the amount of \$291,759.20 in principal, \$45,594.37 in interest, and \$2,683.38 in accrued late charges on or before February 1, 2018. By reason of the defaults just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being \$291,759.20 in principal, plus \$66,057.48 in interest as of December 18, 2018, plus 8% per annum interest on the principal from December 18, 2018, plus \$19,551.05 in accrued late charges. WHEREFORE, notice is hereby given that the undersigned trustee will on June 18, 2019, at 10:00 A.M., in accord with the standard of time established by ORS 187.110, at the South parking lot of 810 SE Douglas Ave. in the City of Roseburg, County of Douglas, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above which the grantors had or had power to convey at the time of the execution by grantors of the trust deed together with any interest which the grantors or their successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of the sale, including a reasonable charge by the trustee. 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, the singular includes the plural, the word 'grantor' includes an 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. 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 as the trustee's sale. Date: April 30, 2019 Stephen Mountainspring, Trustee P.O. Box 1205, Roseburg, Oregon 97470; phone (541) 673-5541 RB#05012019 Pub. Dates: 05/01/2019, 05/08/2019, 05/15/2019, 05/22/2019.