

**TRUSTEE'S NOTICE OF SALE**  
 T.S. No.: OR-16-734126-AJ Reference is made to that certain deed made by, BILLY R DELOE II as Grantor to FIRST AMERICAN TITLE, as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR PLAZA HOME MORTGAGE INC , as Beneficiary, dated 1/11/2012, recorded 1/13/2012, in official records of POLK County, Oregon in book/reel/volume No. and/or as fee/file/instrument/ microfilm / reception number 2012-000267 and subsequently assigned or transferred by operation of law to WELLS FARGO BANK, N.A. covering the following described real property situated in said County, and State, to-wit: APN: 144014 07533-BA-00402 LOT 1 BLOCK 1, GARDEN TERRACE, IN THE CITY OF DALLAS, POLK COUNTY, OREGON. (PLAT VOLUME 6, PAGE 3) Commonly known as: 298 SE WALNUT AVENUE, DALLAS, OR 97338 The undersigned hereby certifies that based upon business records there are no known written assignments of the trust deed by the trustee or by the beneficiary and no appointments of a successor trustee have been made, except as recorded in the records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7). Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been rec recorded pursuant to Section 86.752 (3) of Oregon Revised Statutes. There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sums: Delinquent Payments: Payment Information From Through Total Payments 1/1/2016 6/20/2016 \$7,124.84 Late Charges From Through Total Late Charges 1/1/2016 6/20/2016 \$652.05 Beneficiary's Advances, Costs, And Expenses Escrow Advances \$311.76 Total Advances: \$311.76 TOTAL FORECLOSURE COST: \$2,009.50 TOTAL REQUIRED TO REINSTATE: \$9,786.39 TOTAL REQUIRED TO PAYOFF: \$148,161.15 By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: The installments of principal and interest which became due on 1/1/2016, and all subsequent installments of principal and interest through the date of this Notice, plus amounts that are due for late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustee's fees, and any attorney fees and court costs arising from or associated with the beneficiaries efforts to protect and preserve its security, all of which must be paid as a condition of reinstatement, including all sums that shall accrue through reinstatement or pay-off. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents. Whereof, notice hereby is given that Quality Loan Service Corporation of Washington, the undersigned trustee will on 11/9/2016 at the hour of 1:00 PM , Standard of Time, as established by section 187.110, Oregon Revised Statutes, Inside the new lobby at the Jefferson Street entrance Of the County Courthouse 850 Main Street Dallas, Oregon 97338 County of POLK , 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 86.778 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 the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale. Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property, ex-

cept: Name and Last Known Address and Nature of Right, Lien or Interest BILLY DELOE II 298 SE WALNUT AVENUE DALLAS, OR 97338 Original Borrower For Sale Information Call: 888-988-6736 or Login to: Salestrack.tdsf.com In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to this 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. Pursuant to Oregon Law, this sale will not be deemed final until the Trustee's deed has been issued by Quality Loan Service Corporation of Washington . If any irregularities are discovered within 10 days of the date of this sale, the trustee will rescind the sale, return the buyer's money and take further action as necessary. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. 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. NOTICE TO TENANTS: TENANTS OF THE SUBJECT REAL PROPERTY HAVE CERTAIN PROTECTIONS AFFORDED TO THEM UNDER ORS 86.782 AND POSSIBLY UNDER FEDERAL LAW. ATTACHED TO THIS NOTICE OF SALE, AND INCORPORATED HEREIN, IS A NOTICE TO TENANTS THAT SETS FORTH SOME OF THE PROTECTIONS THAT ARE AVAILABLE TO A TENANT OF THE SUBJECT REAL PROPERTY AND WHICH SETS FORTH CERTAIN REQUIREMENTS THAT MUST BE COMPLIED WITH BY ANY TENANT IN ORDER TO OBTAIN THE AFFORDED PROTECTION, AS REQUIRED UNDER ORS 86.771. QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. TS No: OR-16-734126-AJ Dated: 6/20/2016 Quality Loan Service Corporation of Washington, as Trustee Signature By: \_\_\_\_\_ Joseph Carroll, Assistant Secretary Trustee's Mailing Address: Quality Loan Service Corp. of Washington C/O Quality Loan Service Corporation 411 Ivy Street San Diego, CA 92101 Trustee's Physical Address: Quality Loan Service Corp. of Washington 108 1 st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 IDSPub #0110564 8/24/2016 8/31/2016 9/7/2016 9/14/2016

(Aug. 24, 31; Sept. 7, 14, 2016)

IN THE CIRCUIT COURT OF THE STATE OF OREGON IN AND FOR THE COUNTY OF POLK

PHH Mortgage Corporation, Plaintiff,  
 vs.  
 DARLA G. LUMLEY;  
 PARTIES IN POSSESSION  
 Defendants.

No. 16CV12934  
 CIVIL SUMMONS  
 TO THE DEFENDANTS:  
 Darla G. Lumley  
 NOTICE TO DEFENDANT:  
 READ THESE PAPERS  
 CAREFULLY!

A lawsuit has been started against you in the above-entitled Court by PHH Mortgage Corporation, Plaintiff. Plaintiff's claim is stated in the written Complaint, a copy of which is on file at the Polk County Courthouse. You must "appear" in this case or the other side will win automatically. To "appear" you must file with the court a legal paper called a "motion" or "answer." The "motion" or "answer" must be given to the court clerk or administrator within 30 days along with the required filing fee. It must be in proper form and have proof of service on the plaintiff's attorney or, if the plaintiff does not have an attorney, proof of service on the plaintiff.

The object of the complaint is to foreclose a deed of trust dated November 30, 2001 and recorded as Instrument No. 2001-016349 given by Perry E Lumley and Darla G Lumley on property commonly known as 698 SW Little John Lane, Dallas, OR 97338 and legally described as:  
 Lot Numbered Seven (7), Block Numbered Nine (9), SHERWOOD FOREST NO. 4, in the City of Dallas, Polk County, Oregon..

The complaint seeks to foreclose and terminate all interest of Darla G. Lumley and all other interests in the property.

The "motion" or "answer" (or "reply") must be given to the court clerk or administrator within 30 days of the date of first publication specified herein along with the required filing fee. The date of first publication of the summons is August 18, 2016.

If you are in the active military service of the United States, or believe that you may be entitled to protection of the SCRA, please contact our office. If you do not contact us, we will report to the court that we do not believe that you are protected under the SCRA.

If you have questions, you should see an attorney immediately. If you need help in finding an attorney, you may contact the Oregon State Bar's Lawyer Referral Service online at www.oregonstatebar.org or by calling (503) 684-3763 (in the Portland metropolitan area) or toll-free elsewhere in Oregon at (800) 452-7636.

Attorneys for Plaintiff,  
 SHAPIRO  
 & SUTHERLAND, LLC  
 /s/ Adam R. Hollar  
 Adam R. Hollar # 093870  
 [ahollar@LOGS.com]  
 7632 SW Durham Road,  
 Suite 350, Tigard, OR 97224  
 (360)260-2253;  
 Fax (360)260-2285

(Aug. 17, 24, 31; Sept. 7, 2016)

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF POLK No. 16PB05040- Probate In the Matter of the Jack M. Strickfaden Revocable Living Trust Agreement,  
 Jack M. Strickfaden, Deceased

Notice is hereby given that Madeline C. Strickfaden is serving as Trustee of the Jack M. Strickfaden Revocable Living Trust, dated December 7, 1996, as amended September 23, 2008 and restated October 19, 2009 and amended December 29, 2009, November 5, 2013 and September 22, 2015 (Trust), and as Trustee has filed a Petition for Determination of the Claims of Creditors Against Nontestamentary Trust in the Circuit Court of the State of Oregon for Polk County, Circuit Court No. 16PB05040. The Trustor of the Trust is Jack M. Strickfaden.

All claims are required to be presented to Madeline C. Strickfaden, Trustee, c/o Sarah K. Rinehart, Attorney at Law, 117 Commercial Street NE #300, Salem, Oregon 97301.

Claims against the Trust estate may be barred unless presented to the Trustee at the address herein specified within four months from the date of the first publication of this notice.

All persons whose rights may be affected by these proceedings may obtain additional information from the Trustee at the address stated or from the records of the Court.

Dated and first published August 24, 2016.

Madeline C. Strickfaden,  
 Trustee of Jack M. Strickfaden Revocable Living Trust.  
 Sarah K. Rinehart,  
 Attorney at Law  
 OSB# 821142  
 117 Commercial Street NE,  
 Suite 300  
 Salem, OR 97301  
 Attorney for Trustee

(Aug. 24, 31; Sept. 7, 2016)

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF POLK CASE NO.: 16CV18183 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, a limited liability company, Plaintiff, vs. ALL UNKNOWN HEIRS AND DEVISEES OF LORAINA A. SUMMERS, a deceased individual; Julian Castro, solely in his capacity as Secretary for UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. Defendants. SUMMONS FOR PUBLICATION TO: ALL UNKNOWN HEIRS AND DEVISEES OF LORAINA A. SUMMERS THE STATE OF OREGON TO THE DEFENDANT/RESPONDENT(S) ABOVE NAMED: You are hereby directed and required to appear in, and defend against, this legal action within 30 days after the first date of publication of summons, which is the 17th day of August, 2016, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff Nationstar Mortgage LLC d/b/a Champion Mortgage Company, and serve a copy of your answer upon the undersigned attorneys for plaintiff, ZIEVE, BRODNAX and STEELE, LLP, at their office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. This is a Complaint for Judicial Foreclosure of Deed of Trust. You must "appear" in this case or the other side will win automatically. To "appear" you must file with the court a legal paper called a "motion" or "answer." The "motion" or "answer" must be given to the court clerk or administrator within 30 days along with the required filing fee. It must be in proper form and have proof of service on the plaintiffs attorney or, if the plaintiff does not have an attorney, proof of service on the plaintiff. If you have any questions, you should see an attorney immediately. If you need help in finding an attorney, you may contact the Oregon State Bar's Lawyer Referral Service online at www.oregonstatebar.org or by calling (503) 684-3763 in the Portland metropolitan area.

DATED: August 6, 2016 ZIEVE, BRODNAX and STEELE, LLP By: /s/Benjamin D. Petiprin Benjamin D. Petiprin, OSB# 136031 Attorneys for Plaintiff Nationstar Mortgage LLC dba Champion Mortgage Company A-4587039 08/17/2016, 08/24/2016, 08/31/2016, 09/07/2016

(Aug. 17, 24, 31; Sept. 7, 2016)

**TRUSTEE'S NOTICE OF SALE**  
 TS No.: 040079-OR Loan No.: \*\*\*\*\*7047 Reference is made to that certain trust deed (the "Deed of Trust") executed by EMILY L MALLORIE (UNMARRIED), as Grantor, to FIDELITY NATIONAL TITLE INSURANCE, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR U.S. BANK N.A., ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 12/10/2009, recorded 12/15/2009, as Instrument No. 2009-014223, in the Official Records of Polk County, Oregon, which covers the following described real property situated in Polk County, Oregon: BEGINNING AT A POINT ON THE EASTERLY LINE OF LOT 11, BLOCK 10, KINGWOOD PARK IN SECTION 28, TOWNSHIP 7 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON, WHICH IS 65.00 FEET NORTH 22° 07' WEST FROM THE SOUTHEAST CORNER OF SAID LOT 11; THENCE DESCRIBING PORTION OF SAID LOT 11, SOUTH 67° 52' 38" WEST 50.00 FEET; THENCE NORTH 22° 07' WEST 35.00 FEET; THENCE NORTH 67° 52' 38" EAST 50.00 FEET; THENCE SOUTH 22° 07' EAST 35.00 FEET TO THE POINT OF BEGINNING. A P N : 07328AB00801 // 501763 Commonly known as: 253 GERTH AVE NW SALEM, OR 97304 The current beneficiary is: U.S. BANK NATIONAL ASSOCIATION 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 the grantor's failure to pay when due, the following sums:  
 Delinquent Payments:  
 Dates: No. Total:  
 Amount Total:  
 03/01/16 thru 07/01/16 5 \$1,163.63 \$5,818.15  
 Late Charges: \$139.65  
 Beneficiary Advances: \$0.00  
 Foreclosure Fees and Expenses: \$0.00  
 Total Required to Reinstate: \$5,957.80

**TOTAL REQUIRED TO PAYOFF:** \$154,340.90  
 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 \$151,646.32 together with interest thereon at the rate of 4.25% per annum, from 2/1/2016 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 12/13/2016, at the hour of 11:00 AM, standard time, as established by ORS 187.110, AT THE FRONT ENTRANCE TO THE POLK COUNTY COURTHOUSE, 850 MAIN STREET, DALLAS, OR 97338, sell at public auction to the highest bidder for cash 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 such 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: 7/29/2016 CLEAR RECON CORP 111 SW Columbia Street #950 Portland, OR 97201 Phone: 858-750-7600 866-931-0036  
 (Aug. 17, 24, 31; Sept. 7, 2016)

RECON CORP 111 SW Columbia Street #950 Portland, OR 97201 Phone: 858-750-7600 866-931-0036 Bernis M. Gonyea, Authorized Signatory of Trustee

(Aug. 17, 24, 31; Sept. 7, 2016)

**TRUSTEE'S NOTICE OF SALE**  
 TS No.: 046344-OR Loan No.: \*\*\*\*\*9682 Reference is made to that certain trust deed (the "Deed of Trust") executed by SHIRLEY SPROULE A SINGLE PERSON, as Grantor, to FIDELITY NATIONAL TITLE INS CO, as Trustee, in favor of WELLS FARGO BANK, N.A., as Beneficiary, dated 12/10/2007, recorded 12/14/2007, as Instrument No. 2007-018707, and later modified by a Loan Modification Agreement recorded on 7/28/2014 as Instrument 2014-006109 in the Official Records of Polk County, Oregon, which covers the following described real property situated in Polk County, Oregon: LOT NUMBERED NINE (9), BLOCK NUMBERED ONE (1), GLENN CREEK HEIGHTS, POLK COUNTY, OREGON APN: 247216 / 07321-AB-00811 Commonly known as: 1249 14TH AVE NW SALEM, OR 97304-2907 The current beneficiary is: Wells Fargo Bank, N.A. 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 the grantor's failure to pay when due, the following sums:  
 Delinquent Payments:  
 Dates: No. Total:  
 Amount Total:  
 03/01/16 thru 07/01/16 5 \$1,163.63 \$5,818.15  
 Late Charges: \$139.65  
 Beneficiary Advances: \$0.00  
 Foreclosure Fees and Expenses: \$0.00  
 Total Required to Reinstate: \$5,957.80

**TOTAL REQUIRED TO PAYOFF:** \$154,340.90  
 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 \$151,646.32 together with interest thereon at the rate of 4.25% per annum, from 2/1/2016 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 12/13/2016, at the hour of 11:00 AM, standard time, as established by ORS 187.110, AT THE FRONT ENTRANCE TO THE POLK COUNTY COURTHOUSE, 850 MAIN STREET, DALLAS, OR 97338, sell at public auction to the highest bidder for cash 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 such 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 singular includes the 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: 7/29/2016 CLEAR RECON CORP 111 SW Columbia Street #950 Portland, OR 97201 Phone: 858-750-7600 866-931-0036  
 (Aug. 17, 24, 31; Sept. 7, 2016)

**TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain trust deed made by SCHUYLER K. AUDSLEY AND MARILYN S. AUDSLEY as grantor, to AMERITITLE as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC (MERS), AS DESIGNATED NOMINEE FOR CMG MORTGAGE, INC. DBA CMG FINANCIAL, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS as beneficiary, dated May 23, 2013, recorded May 31, 2013, in the mortgage records of Polk County, Oregon, as Document No. 093-

005946, and assigned to PIN-GORA LOAN SERVICING, LLC on May 2, 2016 in the records of Polk County, Oregon, as Document No. 2016-004591, covering the following described real property situated in said county and state, to wit:

LOT 21, ROYALANN ESTATES NO. 3 SUBDIVISION, IN THE CITY OF SALEM, POLK COUNTY, OREGON

PROPERTY ADDRESS: 2153 Tanager Avenue NW, Salem, OR 97304

There is a default by the grantor or other person owing an obligation or by their successor in interest, the performance of which is secured by said trust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision. The default for which foreclosure is made is grantors' failure to pay when due the following sums: monthly payments in the total amount of \$18,730.43 beginning November 1, 2015; plus accrued late charges in the total amount of \$270.68; plus other fees and costs in the amount of \$154.00; 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 said trust deed immediately due and payable, said sums being the following, to wit: \$249,796.90 with interest thereon at the rate of 4.75000 percent per annum beginning October 1, 2015; plus escrow advances in the total amount of \$1,615.04; plus accrued late charges in the total amount of \$270.68; plus other fees and costs in the amount of \$220.00; 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 property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice is hereby given that the undersigned trustee will on December 13, 2016, at the hour of 11:00 AM, in accord with the standard of time established by ORS 187.110, at Polk County Courthouse Main Entrance, 850 Main Street, Dallas, OR 97338, in the City of Dallas, County of Polk, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above, 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 the sale, including reasonable charges by the trustee. Notice is further given that any person named in ORS 86.778 has the right, at any time that is not later than 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 principle 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.

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 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 the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Robinson Tait, P.S.  
 710 Second Ave, Suite 710  
 Seattle, WA 98104

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE RECEIVED A DISCHARGE OF THE DEBT REFERENCED HEREIN IN A BANKRUPTCY PROCEEDING, THIS LETTER IS NOT AN ATTEMPT TO IMPOSE PERSONAL LIABILITY UPON YOU FOR PAYMENT OF THAT DEBT. IN THE EVENT YOU HAVE RECEIVED A BANKRUPTCY DISCHARGE, ANY ACTION TO ENFORCE THE DEBT WILL BE TAKEN AGAINST THE PROPERTY ONLY.

(Aug. 17, 24, 31; Sept. 7, 2016)