

**NOTICE TO  
INTERESTED PERSONS  
IN THE CIRCUIT COURT  
OF THE STATE OF OREGON  
FOR POLK COUNTY.**

In the Matter of the Estate of  
Arnold N. Slack, Deceased,  
No. 15PB02801.

NOTICE IS HEREBY GIVEN  
that the undersigned has been  
appointed personal representa-  
tive of the above estate. All  
persons having claims against  
the estate are required to  
present them within four  
months after the date of first  
publication of this notice, to  
the personal representative in  
care of Teresa Ozias, at the ad-  
dress appearing below, or they  
may be barred.

ALL persons whose rights  
may be affected by the pro-  
ceeding may obtain additional  
information from the records  
of the Court, the personal repre-  
sentative or the attorneys  
for the personal representa-  
tive.

DATED and first published  
this 15th day of July, 2015.  
Jan L. Sykes  
Personal Representative  
TERESA OZIAS  
SHEETERLY, IRICK & OZIAS  
Attorneys at Law  
PO Box 105  
Dallas, Oregon 97338  
Telephone: 503-623-6695  
Fax: 503-623-6698

(July 15, 22, 29, 2015)

**CIRCUIT COURT OF OREGON  
FOR POLK COUNTY**

DEUTSCHE BANK  
NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR ARGENT  
SECURITIES INC.,  
ASSET-BACKED  
PASS-THROUGH  
CERTIFICATES,  
SERIES 2006-W3,  
Plaintiff,

v.  
RANDY C. RUBIN AS A  
PERSONAL REPRESENTA-  
TIVE OF THE ESTATE OF  
LANCE MARCUS, DECEASED;  
UNKNOWN HEIRS AND  
DEVICES OF LANCE  
MARCUS, DECEASED;  
SEANNA MARCUS; BANK OF  
AMERICA, N.A.; UNITED  
STATES OF AMERICA  
INTERNAL REVENUE  
SERVICE; AND PERSONS  
OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE,  
LIEN, OR INTEREST IN THE  
PROPERTY DESCRIBED IN  
THE COMPLAINT HEREIN,  
Defendants.

NO. 14CV16254  
PLAINTIFF'S SUMMONS BY  
PUBLICATION

TO: UNKNOWN HEIRS AND  
DEVICES OF LANCE MAR-  
CUS, DECEASED; SEANNA  
MARCUS; AND PERSONS OR  
PARTIES UNKNOWN CLAIM-  
ING ANY RIGHT, TITLE, LIEN,  
OR INTEREST IN THE PROP-  
ERTY DESCRIBED IN THE  
COMPLAINT HEREIN.

IN THE NAME OF THE  
STATE OF OREGON: You are  
hereby required to appear and  
defend against the allegations  
contained in the Complaint  
filed against you in the above  
entitled proceeding within thirty  
(30) days from the date of  
service of this Summons upon  
you. If you fail to appear and  
defend this matter within thirty  
(30) days from the date of pub-  
lication specified herein along  
with the required filing fee,  
DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS  
TRUSTEE FOR ARGENT SEC-  
URITIES INC., ASSET-  
BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2006-  
W3 will apply to the Court for  
the relief demanded in the  
Complaint. The first date of  
publication is July 8, 2015.

NOTICE TO DEFENDANTS:  
READ THESE PAPERS  
CAREFULLY!

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 thirty days along with  
the required filing fee. It must  
be in proper form and have  
proof of service on the plain-  
tiff's attorney or, if the plaintiff  
does not have an attorney,  
proof of service on the plain-  
tiff.

IF YOU HAVE ANY QUES-  
TIONS, YOU SHOULD SEE AN  
ATTORNEY IMMEDIATELY. If  
you need help in finding an at-  
torney, you may call the Ore-  
gon State Bar's Lawyer Referral  
Service at (503) 684-3763 or  
toll-free in Oregon at (800)  
452-7636.

The object of the said ac-  
tion and the relief sought to be  
obtained therein is fully set  
forth in said complaint, and is  
briefly stated as follows:

Foreclosure of a Deed of  
Trust/Mortgage  
Grantors: Lance Marcus  
and Seanna Marcus  
Property address: 131 50th  
Ave NW, Salem, OR 97304

PUBLICATION  
DATED this 11th day of  
June, 2015.

Brandon Smith,  
OSB #124584  
Email:  
bsmith@robinsontait.com  
Robinson Tait, P.S.  
Attorneys for Plaintiff  
Tel: (206) 676-9640  
Fax: (206) 676-9659

(July 8, 15, 22, 29, 2015)

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

Wells Fargo Bank, National  
Association, as Trustee for  
Structured Adjustable Rate  
Mortgage Loan Trust,  
Mortgage Pass-through  
Certificates, Series 2004-18,  
Plaintiff,

vs.  
RORY L. HEIDE; KIMBERLY R.  
HEIDE; PNC BANK, NATIONAL  
ASSOCIATION SUCCESSOR  
BY MERGER TO NATIONAL  
CITY BANK; VALLEY CREDIT  
SERVICE, INC.; UNITED  
STATES OF AMERICA; STATE  
OF OREGON PARTIES IN  
POSSESSION  
Defendants. No. 15CV08527  
CIVIL SUMMONS  
TO THE DEFENDANTS: Rory L.  
Heide, Parties in Possession  
and Kimberly R. Heide

NOTICE TO DEFENDANT:  
READ THESE PAPERS  
CAREFULLY!

A lawsuit has been started  
against you in the above-entitled  
Court by Wells Fargo  
Bank, National Association, as  
Trustee for Structured Ad-  
justable Rate Mortgage Loan  
Trust, Mortgage Pass-through  
Certificates, Series 2004-18,  
Plaintiff. Plaintiff's claim is  
stated in the written Com-  
plaint, a copy of which is on  
file at the Polk County Court-  
house. 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 at-  
torney 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 August 25, 2004 and  
recorded as Instrument No.  
2004-014377 given by Rory L.  
Heide and Kimberly R. Heide,  
Husband and Wife on property  
commonly known as 3054  
Glen Creek Road NW, Salem,  
OR 97304 and legally de-  
scribed as:

Lot 4, Block 2, CHATNICKA  
HEIGHTS, in the City of Salem,  
County of Polk, and State of  
Oregon.

The complaint seeks to  
foreclose and terminate all in-  
terest of Rory L. Heide, Parties  
in Possession and Kimberly R.  
Heide and all other interests in  
the property.

The "motion" or "answer"  
(or "reply") must be given to  
the court clerk or administra-  
tor within 30 days of the date  
of first publication specified  
herein along with the required  
filing fee. The date of first pub-  
lication of the summons is  
June 24, 2015.

If you are in the active mili-  
tary service of the United  
States, or believe that you may  
be entitled to protection of the  
SCRA, please contact our of-  
fice. 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 imme-  
diately. If you need help in  
finding an attorney, you may  
contact the Oregon State Bar's  
Lawyer Referral Service online  
at [www.oregonstatebar.org](http://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/. Mary Hannon  
Mary Hannon # 131074  
[mhannon@logs.com]  
7632 SW Durham Road,  
Suite 350, Tigard, OR 97224  
(360)260-2253;  
Fax (360)260-2285

(June 24; July 1, 8, 15, 2015)

TRUSTEE'S NOTICE OF SALE  
File No. 7883.20108 Reference  
is made to that certain trust  
deed made by Patricia Marie  
Rogers, a single person, as  
grantor, to Netco Inc, as  
trustee, in favor of Mortgage  
Electronic Registration Sys-  
tems, Inc. as nominee for  
Mountain States Mortgage  
Centers Inc., its successors  
and assigns, as beneficiary,  
dated 05/20/10, recorded  
05/25/10, in the mortgage  
records of Polk County, Ore-  
gon, as 2010-005094 and sub-  
sequently assigned to Branch  
Banking and Trust Company  
by Assignment recorded as  
2014-007232, covering the fol-  
lowing described real property  
situated in said county and  
state, to wit: Lot numbered  
Eleven (11), Block numbered  
One (1), in Fairview Addition  
to the City of Dallas, Polk  
County, Oregon. PROPERTY  
ADDRESS: 1252 Southwest  
Oregon Avenue Dallas, OR  
97338 Both the beneficiary  
and the trustee have elected  
to sell the real property to sat-  
isfy the obligations secured by  
the trust deed and a notice of  
default has been recorded pur-  
suant to Oregon Revised  
Statutes 86.752(3); the default  
for which the foreclosure is  
made is grantor's failure to  
pay when due the following  
sums: monthly payments of  
\$988.29 beginning 01/01/12;  
and monthly payments of  
\$950.23 beginning 07/01/12;  
and monthly payments of

\$951.65 beginning 07/01/13;  
and monthly payments of  
\$945.21 beginning 07/01/14;  
and monthly payments of  
\$1,114.01 beginning 09/01/14;  
plus prior accrued late  
charges of \$158.12; plus ad-  
vances of \$9,745.09; 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 benefi-  
ciary for the protection of the  
above described real property  
and its interest therein; and  
prepayment penalties/premi-  
ums, if applicable. By reason  
of said default the beneficiary  
has declared all sums owing  
on the obligation secured by  
the trust deed immediately  
due and payable, said sums  
being the following, to wit:  
\$130,528.72 with interest  
thereon at the rate of 5.5 per-  
cent per annum beginning  
12/01/11; plus prior accrued  
late charges of \$158.12; plus  
advances of \$9,745.09; togeth-  
er with title expense, costs,  
trustee's fees and attorneys  
fees incurred herein by reason  
of said default; any further  
sums advanced by the benefi-  
ciary for the protection of the  
above described real property  
and its interest therein; and  
prepayment penalties/premi-  
ums, if applicable. WHERE-  
FORE, notice hereby is given  
that the undersigned trustee  
will on October 15, 2015 at the  
hour of 10:00 o'clock, A.M. in  
accord with the standard of  
time established by ORS  
187.110, at the following place:  
inside the new lobby at the  
Jefferson Street entrance of  
the Polk County Courthouse,  
850 Main Street, in the City of  
Dallas, County of POLK, State  
of Oregon, sell at public auc-  
tion to the highest bidder for  
cash the interest in the de-  
scribed real property which  
the grantor had or had power  
to convey at the time of the ex-  
ecution by grantor of the trust  
deed, together with any inter-  
est which the grantor or  
grantor's successors in inter-  
est acquired after the execu-  
tion of the trust deed, to sat-  
isfy the foregoing obligations  
thereby secured and the costs  
and expenses of sale, includ-  
ing a reasonable charge by the  
trustee. Notice is further given  
that for reinstatement or pay-  
ment of the entire amount then  
due or quoted pursuant to  
ORS 86.778 and 86.789  
must be timely communicated  
in a written request that com-  
plies with that statute ad-  
dressed to the trustee's "Ur-  
gent Request Desk" either by  
personal delivery to the  
trustee's physical offices (call  
for address) or by first class,  
certified mail, return receipt  
requested, addressed to the  
trustee's post office box ad-  
dressed set forth in this notice.  
Due to potential conflicts with  
federal law, persons having no  
record legal or equitable inter-  
est in the subject property will  
only receive information con-  
cerning the lender's estimated  
or actual bid. Lender bid infor-  
mation is also available at the  
trustee's website, [www.north-  
westtrustee.com](http://www.north-<br/>westtrustee.com). 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 fore-  
closure 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 per-  
formance required under the  
obligation or trust deed, and  
in addition to paying said  
sums or tendering the per-  
formance necessary to cure  
the default, by paying all costs  
and expenses actually in-  
curred in enforcing the obliga-  
tion or trust deed, together  
with trustee's and attorney's  
fees not exceeding the  
amounts provided by said  
ORS 86.778. Requests from  
persons named in ORS 86.778  
for reinstatement quotes re-  
ceived less than six days prior  
to the date set for the  
trustee's sale will be honored  
only at the discretion of the  
beneficiary or if required by  
the terms of the loan docu-  
ments. In construing this no-  
tice, the singular includes the  
plural, the word "grantor" in-  
cludes any successor in inter-  
est of the grantor and the word  
"any other person owing an  
obligation, the performance of  
which is secured by said trust  
deed, and the words "trustee"  
and "beneficiary" include their  
respective successors in inter-  
est, if any. Without limiting the  
trustee's disclaimer of repre-  
sentation or warranties, Ore-  
gon 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 chemi-  
cal 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.  
The trustee's rules of auction  
may be accessed at  
[www.northwesttrustee.com](http://www.northwesttrustee.com)  
and are incorporated by this  
reference. You may also ac-  
cess sale status at [www.north-  
westtrustee.com](http://www.north-<br/>westtrustee.com) and

[www.USA-Foreclosure.com](http://www.USA-Foreclosure.com).  
For further information, please  
contact: Nanci Lambert North-  
west Trustee Services, Inc., P.O.  
Box 987 Bellevue, WA 98009-  
0987 425-586-1900 Rogers, Pa-  
tricia (TS# 7883.20108)  
1002.273856-File No.

(July 15, 22, 29; Aug. 5, 2015)

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

In the Matter of the Estate of:  
JAMES STANSBERRY  
COATES,  
Deceased.

No. 15PB02783  
NOTICE TO  
INTERESTED PERSONS

NOTICE IS HEREBY GIVEN  
that the undersigned has been  
appointed Personal Representa-  
tive. All persons having  
claims against the Estate are  
required to present their  
claims, with proper vouchers  
attached, within four months  
after the date of first publica-  
tion of this notice, as stated  
below, to the attorney for the  
Personal Representative at: PO  
Box 220, Dallas, OR, 97338, or  
the claims may be barred.

All persons whose rights  
may be affected by the pro-  
ceedings may obtain additional  
information from the records of  
the court, the Personal Repre-  
sentative, or the attorney for  
the Personal Representative.  
Dated and first published  
July 8, 2015.

Sharron C. Albee  
Personal Representative  
ATTORNEY FOR PER-  
SONAL REPRESENTATIVE:  
Stephen F. Mannenbach  
OSB #803000  
PO Box 220  
Dallas, OR 97338  
(503) 623-6052  
(503) 623-6053 fax  
[mannenbachlaw@live.com](mailto:mannenbachlaw@live.com)

(July 8, 15, 22, 2015)

**NOTICE OF PUBLIC SALE  
OF COLLATERAL  
THE UNIFORM COMMERCIAL  
CODE OF OREGON**

Polk County Storage  
590 Hoffman Rd.  
Independence, OR 97351  
(503) 638-4224  
TO: NAME UNIT / SIZE  
Robert Bowler 3-8 / 10x20  
Katie Cude 3-32 / 5x10  
Stacey Guardiola 4-4 / 10x15  
Vincent Mayfield 4-21 / 5x10  
Kaye Kilfoil 5-21 / 5x12  
Jared and Amanda Keener  
8-27 / 5x12  
Sarah Heighes 10-5 / 5x10  
David Overholser 12-1 / 10x20  
Namuirbu Nsubuga 13-4 /  
10x15  
Wayne Maxfield 13-23 / 10x20  
Kathleen Phillips 14-4 / 10x15  
Donald Ward 14-15 / 5x10  
Francesca Paxon 16-50 / 5x10  
Donna Dovey 17-26 / 10x25  
Notice is hereby given that at  
the hour of 1:00 pm on August  
9, 2015 the undersigned will  
sell at Public Sale the personal  
property of above named  
debtors which is now stored at  
the above referenced storage  
complex and is being sold for  
past due rent.

The said goods are held by  
the above referenced storage  
complex as collateral securing  
obligations of the above named  
debtors to the above named  
storage complex and are to be  
sold pursuant to The  
Uniform Commercial Code  
of Oregon which provides for  
the sale of collateral by a se-  
cured party following default by  
a debtor.

Goods will be sold at 590  
Hoffman Rd. Independence, OR  
where they are now located.  
Sale will be conducted as a ver-  
bal auction where the highest  
bidder gets the entire unit. Unit  
will be open for viewing for 10  
minutes before bidding begins.  
Auction will begin at 1:00 pm.  
The goods will be offered as  
a unit and the right to reject any  
all bids is reserved.  
POLK COUNTY STORAGE OF-  
FICE  
July 6, 2015

(July 8, 15, 2015)

Notice: Polk County Circuit  
Court of Oregon,  
regarding deceased  
Mary Ernestine Jones,  
#15PB02021.

All persons having claims  
against this estate must pre-  
sent them within four months  
after the date of first publica-  
tion of this notice, as stated  
below, to the attorney for the  
personal representative Glenda Anderson  
at 1250 E. Main St. Suite C  
Monmouth, OR 97361 or they  
may be barred.

All persons whose rights  
may be affected may obtain in-  
formation from the records of  
the court, Todd R. Bevans OSB  
#092840, or Glenda Anderson  
at the above address.

(July 8, 15, 22, 2015)

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

In the Manner of the Estate of:  
MICHAEL DAVID LOCKWOOD,  
Deceased.

No. 15PB02804  
NOTICE TO  
INTERESTED PERSONS

NOTICE IS HEREBY GIVEN  
that the undersigned has been  
appointed Personal Representa-  
tive. All persons having  
claims against the Estate are

required to present their  
claims, with proper vouchers  
attached, within four months  
after the date of first publica-  
tion of this notice, as stated  
below, to the attorney for the  
Personal Representative at: PO  
Box 220, Dallas, OR, 97338, or  
the claims may be barred.

All persons whose rights  
may be affected by the pro-  
ceedings may obtain additional  
information from the records of  
the court, the Personal Repre-  
sentative, or the attorney for  
Personal Representative.  
Dated and first published July  
8, 2015.

Betty J. Lockwood  
Personal Representative  
ATTORNEY FOR PERSONAL  
REPRESENTATIVE:  
Stephen F. Mannenbach  
OSB #803000  
PO Box 220  
Dallas, OR 97338  
(503) 623-6052  
(503) 623-6053 fax  
[mannenbachlaw@live.com](mailto:mannenbachlaw@live.com)

(July 8, 15, 22, 2015)

**PUBLIC NOTICE FOR A  
CATEGORICAL EXCLUSION**

The Oregon Health Authori-  
ty Drinking Water Services  
has determined that the pro-  
posed drinking water project  
"Clay Street Water Transmis-  
sion Pipeline Replacement  
Project" (SD- 12-10) for the  
City of Dallas Water System,  
conforms to the criteria and  
requirements of Oregon Ad-  
ministrative Rules 33-061-0063  
and the supporting guidance  
manual Environmental Review  
Process Handbook. The pro-  
ject, which involves the re-  
placement of approximately  
8,000 linear feet of a 16 inch  
water transmission pipeline  
between the city's Water Treat-  
ment Plant and the Clay Street  
Reservoir site, is therefore cat-  
egorically excluded from fur-  
ther environmental review as  
allowed in the above refer-  
enced rules. A copy of the Cat-  
egorical Exclusion and infor-  
mation upon which it is based  
is available for public viewing  
at:

Oregon Health Authority  
Drinking Water Services  
800 NE Oregon Street;  
Suite 640  
Portland, Oregon 97232  
(971) 673-0405  
Additional copies are  
available for review at the:  
City of Dallas  
Water Department  
187 SE Court St  
Dallas, Oregon 97338  
(503) 831-3562

(July 15, 2015)

This is an action for Judicial  
Foreclosure of real property  
commonly known as 1115 SW  
Ponderosa Drive, Willamina,  
OR 97396. A motion or answer  
must be given to the court  
clerk or administrator within  
30 days of the date of the first  
publication specified herein  
along with the required filing  
fee.

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

WELLS FARGO BANK, N.A.,  
Plaintiff,  
v.  
THE UNKNOWN HEIRS AND  
ASSIGNS OF THOMAS E.  
REID; THE UNKNOWN  
DEVICES OF THOMAS E.  
REID; U.S. BANK, NATIONAL  
ASSOCIATION; and ALL  
OTHER PERSONS OR  
PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE,  
LIEN, OR INTEREST IN THE  
REAL PROPERTY  
COMMONLY KNOWN AS  
1115 SW PONDEROSA DRIVE,  
WILLAMINA, OR 97396,  
Defendants.

Case No. 15CV09580  
SUMMONS - THE ESTATE OF  
THOMAS

TO DEFENDANTS THE UN-  
KNOWN HEIRS AND ASSIGNS  
OF THOMAS E. REID; THE UN-  
KNOWN DEVICES OF  
THOMAS E. REID; and ALL  
OTHER PERSONS OR PAR-  
TIES UNKNOWN CLAIMING  
ANY RIGHT, TITLE, LIEN, OR  
INTEREST IN THE REAL  
PROPERTY COMMONLY  
KNOWN AS 1115 SW PON-  
DEROSA DRIVE, WILLAMINA,  
OR 97396:

IN THE NAME OF THE  
STATE OF OREGON: You are  
hereby required to appear and  
defend the action filed against  
you in the above entitled  
cause, within 30 days from the  
date of service of this Sum-  
mons upon you; and if you fail  
to appear and defend, for want  
thereof, the Plaintiff will apply  
to the court for the relief de-  
manded therein.

Dated: July 2, 2015  
ALDRIDGE PITE, LLP  
By: /s/ Amy Harrington  
Amy Harrington,  
OSB # 12363  
(503) 345-9459  
(858) 412-2775 (Facsimile)  
aharrington  
[aldridgepite.com](mailto:aldridgepite.com)  
621 SW Morrison Street,  
Suite 425  
Portland, OR 97205  
Of Attorneys for Plaintiff

NOTICE TO  
DEFENDANT/DEFENDANTS  
READ THESE PAPERS  
CAREFULLY

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 (or 60 days for  
Defendant United States or  
State of Oregon Department of  
Revenue) along with the re-  
quired filing fee. It must be in  
proper form and have proof of  
service on the plaintiff's attor-  
ney or, if the plaintiff does not  
have an attorney, proof of  
service on the plaintiff.

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

(July 15, 22, 29; Aug. 5, 2015)

**TRUSTEE'S NOTICE OF SALE**

Reference is made to the  
deed of trust under which  
Charles E. Stewart and May M.  
Stewart are the grantors, John  
W. Weil is the trustee, and Van-  
derbilt Mortgage and Finance,  
Inc., is the beneficiary and  
which was recorded on May  
10, 2006 as instrument no.  
2006-007729 and re-recorded  
on May 12, 2006 as instrument  
no. 2006-007858 in real estate  
records of Polk County, Ore-  
gon. Said deed of trust covers  
the following described real  
property situated in the above-  
mentioned county and state,  
to-wit:

Lot 31, Green Acres, in the  
City of Independence, Polk  
County, Oregon

Including the 1996 Redman  
Manufactured Home Serial No.  
1822885ABC sited thereon  
commonly known as: 1016  
Luke Street, Independence,  
OR 97351.

Both the beneficiary and  
the trustee have elected to sell  
the said real property to sat-  
isfy the obligations secured by  
said deed of trust and a notice  
of default has been recorded  
pursuant to ORS 86.735(3); the  
default for which the foreclo-  
sure is made is grantor's fail-  
ure to pay when due the fol-  
lowing sums: failure to make  
monthly payments of  
\$1,219.54 from October 1, 2014  
to May 1, 2015.

By reason of the default,  
the beneficiary has declared  
all sums owing on the obliga-  
tion secured by the trust deed  
immediately due and payable,  
those sums being the follow-  
ing, to-wit: \$114,593.45 con-  
sisting of \$107,081.37 prin-  
cipal amount, \$6,790.92 interest  
accrued to May 1, 2015;  
\$270.00 in advances; \$583.00  
in previous attorney fees; less  
\$166.84 for partial payment;  
and \$35.00 in late charges  
plus interest at \$27.84 per  
diem after May 1, 2015 and at-  
torney and trustee's fees and  
costs.

WHEREFORE, notice here-  
by is given that the under-  
signed trustee will, on Sep-  
tember 25, 2015, at the hour of  
11:00 A.M., in accord with the  
standard of time established  
by ORS 187.110, at the Polk  
County Courthouse located at  
850 Main Street, Dallas, OR  
97338, sell at public auction to  
the highest bidder for cash  
the interest in the said de-  
scribed real property which  
the grantors had or had power  
to convey at the time of the  
execution by grantors of the  
said trust deed, together with  
any interest which the grantor  
or grantor's successors in in-  
terest acquired after the exe-  
cution of said trust deed, to  
satisfy the foregoing obliga-  
tions thereby secured and the  
costs and expenses of sale,  
including a reasonable charge  
by the trustee. Notice is fur-  
ther 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 fore-  
closure 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 per-  
formance required under the  
obligation or trust deed, and  
in addition to paying said  
sums or tendering the per-  
formance necessary to cure  
the default, by paying all costs  
and expenses actually in-  
curred in enforcing the obliga-  
tion and trust deed, together  
with trustee's and attorney's  
fees not exceeding the  
amounts provided by said  
ORS 86.778.

In construing this notice,  
the singular includes the plu-  
ral, the word "grantor" in-  
cludes any successor in inter-  
est to the grantors as well as  
any other person owing an ob-  
ligation, the performance of  
which is secured by said deed  
of trust, and the words  
"trustee" and "beneficiary" in-  
clude their respective succes-  
sors in interest, if any.  
DATED: May 5, 2015.  
John W. Weil,  
Successor Trustee  
10300 SW Greenburg Rd,  
Suite 430  
Portland, OR 97223  
Telephone No.  
(503) 226-0500

(July 15, 22, 29; Aug. 5, 2015)



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