

Wine: Sun damage hits some vineyards

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A few stretches of extremely warm weather took a toll on the grapes, causing heat damage. Grapes suffering from heat damage shrivel up like raisins. Damaged grapes can go through fermentation, but give a bitter taste to wine.

Namaste was largely spared.

"Your fruit is really pristine, besides a little bit of heat damage," said Netanya Welch, the harvest crew leader from Amity-based Vitis Terra Vineyard Services, a vineyard management company.

She was helping at Namaste on Sept. 23. Welch picked through the harvested grapes, pulling leaves and tossing out clusters with too many raisin-like grapes.

"We've got a little bit, but nothing to cry over," Masciorini said.

Firesteed also had some slight sun damage, perhaps affecting 1 to 2 percent of the crop.

"It was the last round of days over 100 degrees," Croft said.

That's not true of every vineyard in 2015, though.

Welch said Vitis Terra works with 25 vineyards spread across the valley from Sherwood to Dallas to Dundee. She said some were experiencing more significant losses.

"That's a lot of money," she said. "It's damaging to your income."

Welch said a number of factors determine whether grapes will suffer from the sun, including row orientation, soil quality, access to water and timing.

"The grapes are the most susceptible to stress when they reach ... the beginning of veraison, that's wine speak for when they start to turn color," Welch said. "When they are first approaching veraison, when they are getting their first little bit of color, they are extremely susceptible to heat stress and sun damage, because this color is what protects them. It's like a tan."



A harvest crew works its way through the rows of Prosperity Pinot at Namaste Vineyards outside Dallas on the morning of Sept. 23. Namaste harvest began last week.



Sun damage, seen here, has affected the crop this year.

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District: SW Polk Fire board studying options

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Tax rates were then limited to a 3 percent growth annually. With little or no development happening, the district has been existing on 3 percent increases in taxes while expenses have grown fast, Hertel said.

It's gotten to the point where SW Polk will burn through its reserves and



Hertel

have to cut already "bare bones" services without reducing expenditures through consolidation or finding another source of revenue, Hertel said.

Hertel took over as chief in Dallas and SW Polk in late 2013. It took him several months before he could evaluate SW Polk's financial standing, but when he did, he knew it wouldn't be long before the agency was in trouble.

About a year ago, Hertel broke the news to SW Polk's board.

"I think they knew they had a financial issue," he said. "I think they were surprised as to how far or how in depth it had grown."

Hertel has been doing his best to cut expenses — for example selling two fire engines and replacing them with one — but that will only go so far. Soon the agency will have to consider consolidation with other departments or putting a bond or levy on the ballot. Both would have to be approved by voters.

"I think I can keep this budget and this service level afloat for another year or two by continuing to make small cuts in expens-

es and taking full advantage of resources we have," Hertel said. "After that, it will be cutting services until we can get one of those passed."

For several months, the board has been gathering information about consolidation and bonds or levies to decide which would be the best choice.

"I've got them educated as to where we are at, and we are trying figure out what the next step is," Hertel said. "It boils down to very limited options."

SW Polk's financial standing doesn't just impact the approximately 15,000 people living in its coverage area, including Rickreall and the areas outside Dallas and Falls City. The cities of Dallas and Falls City would be affected too, as the agency has service contracts with both, to the tune of \$248,000 and \$30,000, respectively. The Dallas contract pays for administrative services and assistance with emergency calls.

"If we lose that money coming into the city of Dallas, the citizens of Dallas would have to make that up, or we would have to cut services in the city of Dallas equivalent to that amount of money," Hertel said. "It's not just a SW Polk issue."

In the 2014-15 budget, the agency had \$75,000 in reserve to begin the year collected \$413,912 in taxes versus \$538,862 in expenses, illustrating the problem that has been brewing for years, even with lean fiscal management, Hertel said.

"It's very conservatively operated and it has been forever," Hertel said. "They are proud of that, the board is, and I think that is a great history to have, but it is not sustainable in the future."

PUBLIC NOTICES

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

NATIONSTAR MORTGAGE LLC, Plaintiff,

v. THE UNKNOWN HEIRS AND DEVISEES OF HARRIET ANN MONAHAN aka H. ANN MONAHAN; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; GMAC MORTGAGE, LLC DBA DITECH; JAMES ALVAREZ aka JAMES ALVAREZ; CLARK ALVAREZ; ALLYSON ALVAREZ; OCCUPANTS OF THE PROPERTY Defendants.

Case No.: 14CV06684 SUMMONS BY PUBLICATION TO: THE UNKNOWN HEIRS AND DEVISEES OF HARRIET ANN MONAHAN aka H. ANN MONAHAN & OCCUPANTS OF THE PROPERTY

You are hereby required to appear and defend the Complaint filed against you in the above entitled cause within thirty (30) days from the date of service of this summons upon you, and in case of your failure to do so, for want thereof, Plaintiff will apply to the court for the relief demanded in the Complaint.

NOTICE TO DEFENDANT: 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" (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. 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.

If you have questions, you should see an attorney immediately. If you need help in finding an attorney, you may call the Oregon State Bar's Lawyer Referral Service at (503) 684-3763 or toll-free in Oregon at (800) 452-7636.

The relief sought in the Complaint is the foreclosure of the property located at 1169 SW Birch Street, Dallas, OR 97338.

Date of First Publication: September 23, 2015. McCarthy & Holthus, LLP / Robert B. Hakari Robert B. Hakari, OSBA# 114082 920 SW 3rd Ave, 1st Floor Portland, OR 97204 Phone: (855) 809-3977 Fax: (971) 201-3202 E-mail: rhakari@mccarthyholthus.com Of Attorneys for Plaintiff

(Sept. 23, 30; Oct. 7, 14, 2015)

TRUSTEE'S NOTICE OF SALE TS No.: 026310-OR Loan No.: *****9035 Reference is made to that certain trust deed (the "Deed of Trust") executed by CHRISTOPHER A. ORIN AND HEATHER L. ORIN, as Grantor, to KEY TITLE COMPANY, as Trustee, in favor of WEST COAST BANK, as Beneficiary, dated 8/22/2011, recorded 8/29/2011, as Instrument No. 2001-011328, in the Official Records of Polk County, Oregon, which covers the following described real property situated in Polk County, Oregon: LOT 42, PARK PLACE - PHASE II, IN THE CITY OF MONMOUTH, POLK COUNTY, OREGON. APN: 538514 / 08429CB02400 Commonly known as: 1640 OZARK STREET MONMOUTH, OR 97361 The current beneficiary is: U.S. BANK TRUST, N.A. AS TRUSTEE FOR LSP9 MASTER PARTICIPATION TRUST 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: 3/1/2011 - 8/1/2015 No. Amount Total: \$57,609.90 Late Charges: \$1,120.14 Beneficiary Advances: \$16,795.94 Foreclosure Fees and Expenses: \$1,263.98 Total Required to Reinstated: \$76,789.96 TOTAL REQUIRED TO PAYOFF: \$203,451.94

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 \$140,213.74 together with interest thereon at the rate of 6.875 % per annum, from 2/1/2011 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 621 SW Morrison Street, Suite 425, Portland, OR 97205, will on 1/7/2016, at the hour of 11:00 AM, standard time, as established by ORS 187.110, AT THE MAIN STREET 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 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, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Dated: 8/25/2015 CLEAR RECON CORP 621 SW Morrison Street, Ste 425 Portland, OR 97205 858-750-7600

(Sept. 9, 16, 23, 30, 2015)

CITY OF DALLAS NOTICE OF PUBLIC HEARING Application: ZC 15-02

The Dallas City Council will hold a public hearing on Monday, October 5, 2015, at 7:00 p.m., in the Council Chambers at City Hall, 187 SE Court Street, Dallas, Oregon, on the application of Trahan Consulting, applicant, and Oakdale Heights Phase 1, LLC, owners, to consider a Zone Change for property located west of Ash Creek and south of the terminus of SW Hayer Street in Dallas, Oregon. The application includes a request to change the zoning

(AR-5) and Industrial (I) to Residential Low Density (RL).

The Planning Commission will consider testimony which addresses the applicable criteria listed below. Testimony may be submitted in writing to the Dallas Community Development Department, City Hall, Dallas, Oregon 97338, or in writing or orally at the public hearing. The public hearing will be conducted in a manner that permits testimony from all interested parties. All persons wishing to testify must be recognized by the Chair and will be given an opportunity to be heard.

Written comments submitted to the Community Development Department by September 25, 2015, will be included with the staff report. Written comments submitted after that date will be forwarded to the City Council at the public hearing. The staff report will be available for inspection at the Community Development Department at least seven days prior to the hearing. Copies of the staff report, the application, and all documents and evidence submitted by or on behalf of the applicant, and copies of the applicable criteria are available for inspection at the Community Development Department at no cost and copies will be provided at a reasonable cost. If any party provides additional documents or evidence, the City Council may allow a continuance or leave the record open to allow the parties a reasonable opportunity to respond.

Dallas City Hall is handicapped-accessible. Any requests for accommodation should be made at least 48 hours before the meeting to the Community Development Department, 503-831-3565 or TDD 503-623-7355.

Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue.

PROPERTY LOCATION: Southwest Dallas, west of Ash Creek, at the terminus of SW Hayer Street

NATURE OF REQUEST: Zone Change to Residential Low Density (RL) APPLICABLE CRITERIA: DDC Chapter 4.7.030 STAFF CONTACT FOR ADDITIONAL INFORMATION: Suzanne Dufner, (503) 831-3572 or suzanne.dufner@dallasor.gov.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER, ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT MUST BE PROMPTLY FORWARDED TO THE PUR-

CHASER. The recipient of this notice is hereby responsible promptly to forward a copy of this notice to every person with a documented interest, including a renter or lessee.

Dated: September 17, 2015 Posted: September 17, 2015 Jason Locke, Community Development Director Published: October 5, 2015 City of Dallas, Oregon

(Sept. 30, 2015)

CITY OF DALLAS NOTICE OF PUBLIC HEARING

The Dallas Planning Commission will hold a public hearing on Tuesday, October 13, 2015, at 7:00 p.m., in the Council Chambers at City Hall, 187 SE Court Street, Dallas, Oregon 97338, or in writing or orally at the public hearing. The public hearing will be conducted in a manner that permits testimony from all interested parties. All persons wishing to testify must sign in and be recognized by the Chair. The Planning Commission will be making a recommendation to the City Council on this matter.

Testimony may be submitted in writing to the Dallas Community Development Department, City Hall, Dallas, Oregon 97338, or in writing or orally at the public hearing. The public hearing will be conducted in a manner that permits testimony from all interested parties. All persons wishing to testify must sign in and be recognized by the Chair. The Planning Commission will be making a recommendation to the City Council on this matter.

Written comments submitted to the Community Development Department by October 5, 2015, will be included with the staff report. Written comments submitted after that date will be forwarded to the Planning Commission at the public hearing. The staff report will be available for inspection at the Community Development Department at least seven days prior to the hearing. Copies of the staff report, the application, and all documents and evidence submitted by or on behalf of the applicant, and copies of the applicable criteria are available for inspection at the Community Development Department at no cost and copies will be provided at a reasonable cost.

Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue.

Dallas City Hall is handicapped-accessible. Any requests for accommodation should be made at least 48 hours before the meeting to the Community Development Department, 503-831-3565 or TDD 503-623-7355.

NATURE OF REQUEST: Amend the Dallas Development Code to address modular homes, vacation rentals, residential driveway approaches, signs, accessory structures, land use procedures, and outdated code references and inconsistencies.

APPLICABLE CRITERIA: Dallas Development Code Section 4.1.050

STAFF CONTACT FOR ADDITIONAL INFORMATION: Suzanne Dufner, Planner, 503.831.3572 or TDD phone 503.623.7355.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER, ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER. The recipient of this notice is hereby responsible promptly to forward a copy of this notice to every person with a documented interest, including a renter or lessee.

Dated: September 23, 2015 Posted: September 23, 2015 Published: September 30, 2015 Jason Locke, Community Development Director City of Dallas, Oregon

(Sept. 30, 2015)

Estate of ELIZABETH ANN CUTSINGER NOTICE TO INTERESTED PERSONS

Case Number: 15PB04289

Notice: The Circuit Court of the State of Oregon, for the County of Polk, has appointed the undersigned as Personal Representative of the Estate of Elizabeth Ann Cutsinger, deceased. All persons having claims against said estate are required to present the same, with proper vouchers to the Personal Representative at 3995 Hagers Grove Rd. SE Ste. 122, Salem, OR 97317, within four months from the date of first publication of this notice as stated below, or they may be barred. All persons whose rights may be affected by this proceeding may obtain additional information from the records of the court, the Personal Representative, or the Attorney for the Personal Representative.

Dated and first published September 30, 2015 PERSONAL REPRESENTATIVE E.M. Easterly ATTORNEY FOR PERSONAL REPRESENTATIVE Adam Famulary, OSB# 133556 3995 Hagers Grove Rd. SE Ste. 122 Salem, OR 97317 Phone: 503.400.2167 Fax: 888.881.9206 Email: adam.famulary@outlook.com

(Sept. 30; Oct. 7, 14, 2015)