

TRUSTEE'S NOTICE OF SALE File No. 8296.20330 Reference is made to that certain trust deed made by Joshua Taverna, as grantor, to First American, as trustee, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for HomeStreet Bank, its successors and assigns, as beneficiary, dated 10/28/13, recorded 10/31/13, in the mortgage records of Polk County, Oregon, as 2013-011486 and subsequently assigned to HomeStreet Bank by Assignment recorded as 2015-011486, covering the following described real property situated in said county and state to wit: Lot 5, Block 3, Dimick Addition to the City of Dallas, Polk County, Oregon. (Plat Volume B2, Page 53) PROPERTY ADDRESS: 179 Southeast Hankel Street Dallas, OR 97338 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 86.752(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: monthly payments of \$975.66 beginning 06/01/15; plus late charges of \$0.00 each month beginning 06/16/15; plus prior accrued late charges of \$147.10; plus advances of \$0.00; 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 elected to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.771, the following information is provided:

(Dec. 30, 2015; Jan. 6, 13, 20, 2016)

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 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. The trustee's rules of auction may be accessed at www.northwesttrustee.com and are incorporated by this reference. You may also access sale status at www.northwesttrustee.com a n d www.usa-foreclosure.com. For further information, please contact: Heather L. Smith Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 425-586-1900 Taverna, Joshua (TS# 8296.20330) 1002.284275-File No.

TRUSTEE'S NOTICE OF SALE

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.771, the following information is provided:

1. PARTIES: Grantor: CELINA DAVILA Trustee: FIDELITY NATIONAL TITLE INSURANCE COMPANY Successor Trustee: NANCY K. CARY Beneficiary: OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON, Assignee of COUNTRYWIDE BANK, FSB

2. DESCRIPTION OF PROPERTY: The real property is described as follows: Lot 86, FORESTRY CREEK MEADOWS PHASE 3, in the City of Dallas, recorded June 10, 2005, Volume 13, Page 33, Polk County, Oregon

3. RECORDING. The Trust Deed was recorded as follows: Date Recorded: August 29, 2008, Recording No. 2008-010620 Re-Recorded October 30, 2008, Recording No. 2008-012992 Official Records of Polk County, Oregon

4. DEFAULT. The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$1,637.00 each, due the first of each month, for the months of October 2013 through September 2015; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.

5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$220,221.02; plus interest at the rate of 5.750% per annum from September 1, 2013; plus late charges of \$861.43; plus advances and foreclosure attorney fees and costs.

6. SALE OF PROPERTY. The Trustee hereby states that the property will be sold to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Polk County, Oregon.

7. TIME OF SALE. Date: February 25, 2016 Time: 11:00 a.m. Place: Polk County Courthouse, 850 Main Street, Dallas, Oregon

8. RIGHT TO REINSTATE. Any person named in ORS 86.778 has the right at any time that is not later than five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.778.

NOTICE REGARDING POTENTIAL HAZARDS (This notice is required for notices of sale sent on or after January 1, 2015.) 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. You may reach the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 800-452-7636 or you may visit its website at: www.osbar.org. Legal assistance may be available if you have a low income and meet federal poverty guidelines. For more information and a directory of legal aid programs, go to http://www.oregonlawhelp.org. Any questions regarding this matter should be directed to Lisa Summers, Paralegal, (541) 686-0344

(TS #040453.22). DATED: October 2, 2015. Nancy K. Cary, Successor Trustee, Hershner Hunter, LLP, P.O. Box 1475, Eugene, OR 97440.

(Dec. 16, 23, 30, 2015; Jan. 6, 2016)

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

In the Matter of the Estate of: MONCERRAT L. VASQUEZ, Deceased.

No. 15PB05482 NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative. 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 publication 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 proceedings may obtain additional information from the records of the court, the Personal Representative, or the attorney for the Personal Representative.

Dated and first published December 23, 2015. Maria Elena Vasquez Pena Personal Representative ATTORNEY FOR PERSONAL REPRESENTATIVE Stephen F. Mannenbach OSB #803000 PO Box 220 Dallas, OR 97338 (503) 823-6052 (503) 823-6053 fax mannenbachlaw@live.com

(Dec. 23, 30, 2015; Jan. 6, 2016)

DALLAS COMMUNITY FOUNDATION NOTICE OF CHARITABLE FUND DISTRIBUTION ANTHONY AND PEARL PROAL FUND AND GENERAL CHARITABLE GRANTS

Dallas Community Foundation, an Oregon non-profit corporation (Foundation), intends to make a distribution from the Anthony and Pearl Proal Fund (Proal Fund), together with an additional distribution of unrestricted funds.

The total amount available to be distributed from the Proal Fund is \$31,884.27, with additional funds to be distributed from other unrestricted charitable funds of the Foundation of \$8,115.73, for a total distribution of \$40,000, in amounts up to a maximum of \$5000, each. Pursuant to the terms of the Proal Fund, the net income of the Proal Fund is to be used for general charitable purposes, at the discretion of the Foundation, with preference given to eligible services benefiting senior citizens. The Foundation supports services and programs that primarily benefit residents within the Dallas School District boundaries.

Notice is hereby given that charitable organizations that provide services to senior citizens may apply for a distribution of said funds. Other charitable organizations may also apply for grants from both the Proal Fund and the unrestricted charitable fund. Further information and a grant application may be obtained by contacting Mia Mohr at (503) 798-7847.

Applications will be accepted until January 31, 2016. Awards will be announced March, 2016.

Dallas Community Foundation PO Box 107 Dallas, OR 97338 This notice is published for three successive weeks on December 23 and 30, 2015, and January 6, 2016.

(Dec. 23, 30, 2015; Jan. 6, 2016)

TRUSTEE'S NOTICE OF SALE File No. 7431.20590 Reference is made to that certain trust deed made by Richard Catledge and Lyndsay Jo Lohrenz, as husband and wife, as grantor, to First American Title Company of Oregon, as trustee, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Pinnacle Capital Mortgage Corporation dba Sunrise Mortgage Group, its successors and assigns, as beneficiary, dated 07/22/14, recorded 07/24/14, in the mortgage records of Polk County, Oregon, as 2014-005995 and subsequently assigned to American Financial Resources, Inc. by Assignment recorded as 2015-007316, covering the following described real property situated said county and state, to wit: Lot 8, Wallace Hill Estates, City of Salem, County of Polk and State of Oregon (Plat Volume 14, Page 22). PROPERTY ADDRESS: 2922 Ferguson Street Northwest Salem, OR 97304 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 86.752(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: monthly payments of \$1,760.38 beginning 02/01/15; and monthly payments of \$1,944.15 beginning 08/01/15; plus prior accrued late charges of \$352.10; plus advances of \$80.00; 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 the trust deed immediately due and payable, said sums being the following, to wit: \$243,609.87 with interest thereon at the rate of 4 percent per annum beginning 01/01/15; plus prior accrued late charges of \$352.10; plus advances of \$80.00; together with title expense, costs, trustee's fees and attorneys 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. WHEREFORE, notice hereby is given that the undersigned trustee will on March 8, 2016 at the hour of 10:00 o'clock, A.M. in accordance with the standard time established by ORS 187.110, at the following place: At the front entrance of the Courthouse, 850 Main Street, 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 described real property 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 sale, including a reasonable charge by the trustee. Notice is further given that for reinstatement or payoff quotes requested pursuant to ORS 86.786 and 86.789 must be timely communicated in a written request that complies with that statute addressed to the trustee's "Urgent 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 address set forth in this notice. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, www.northwesttrustee.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 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 said sums or tendering interest accrued after the cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and 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 received 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 said deed, the singular including 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 said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Without limiting the trustee's disclaimer of representation 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. The trustee's rules of auction may be accessed at www.northwesttrustee.com and are incorporated by this reference. You may also access sale status at www.northwesttrustee.com and www.usa-foreclosure.com. For further information, please contact: Nanci Lambert Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 425-586-1900 File No. 7431.20590/Catledge, Richard and Lohrenz, Lyndsay Jo 1002.283841-File No.

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

S&S 13-113183

TRUSTEE'S NOTICE OF SALE A default has occurred under the terms of a trust deed made by Melvin N. Jensen, whose address is 675 Senate Street NW, Salem, OR 97304 as grantor to First American, as Trustee, in favor of Washington Mutual Bank, as Beneficiary, dated December 15, 2003, recorded December 23, 2003, in the mort-

gage records of Polk County, Oregon, as Instrument No. 2003-025121. Wells Fargo Bank, NA is the present Beneficiary as defined by ORS 86.705(2), as covering the following described real property: Beginning at the Northeast corner of Lot 4, Block 7, Kingwood Heights Addition to Kingwood Park, in the City of Salem, County of Polk and State of Oregon; thence North 64 degrees 36' East 130.44 feet to the West line of Senate Street as platted in Kingwood Park; thence South 25 degrees 24' East along the West line of said lot 4, a distance of 73.86 feet; thence South 64 degrees 36' West 143.69 feet to the Southeast corner of said Lot 4, Block 7, Kingwood Heights Addition to Kingwood Park; thence North 15 degrees 14' West along the East line of said lot 4, a distance of 75 feet to the place of beginning. EXCEPTING THEREFROM the above described tract of land that portion which lies within the bounds of Piedmont Avenue as located adjacent to the East line of said Lot 4, Block 7, Kingwood Heights Addition to Kingwood Park. COMMONLY KNOWN AS: 675 Senate Street NW, Salem, OR 97304. Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Monthly payments in the sum of \$780.70, from February 1, 2012, plus prior accrued late charges in the amount of \$98.12, plus the sum of \$1,929.85 for advances, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns. By reason of said default the beneficiary has declared all sums owing on the obligation that the trust deed secures immediately due and payable, said sum being the following, to wit: \$88,819.41, together with accrued interest in the amount of \$20,881.20 from November 20, 2015, together with interest thereon at the rate of 6.125% per annum from November 21, 2015, plus prior accrued late charges in the amount of \$98.12, plus the sum of \$11,642.82 for advances, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns. WHEREFORE notice hereby is given that the undersigned trustee will on March 28, 2016, at the hour of 11:00 AM PT, in accordance with the standard time established by ORS 187.110, at the main entrance of the Polk County Courthouse, located at 850 Main Street, 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 said described real property which the grantor has or had power to convey at the time of the execution of 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 to any person named in ORS 86.778 that the right exists, 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 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 obligations or trust deed, and in addition to paying said 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's fees 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 received 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 said deed, the singular including 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 said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Without limiting the trustee's disclaimer of representation 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. The trustee's rules of auction may be accessed at www.northwesttrustee.com and are incorporated by this reference. You may also access sale status at www.northwesttrustee.com and www.usa-foreclosure.com. For further information, please contact: Nanci Lambert Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 425-586-1900 File No. 7431.20590/Catledge, Richard and Lohrenz, Lyndsay Jo 1002.283841-File No.

duct property inspections while property is in default. This shall serve as notice that the beneficiary shall be conducting pre-sale inspections on the said referenced property. 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. The Fair Debt Collection Practice Act requires that we state the following: This is an attempt to collect a debt, and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings: This shall not be construed to be an attempt to collect the outstanding indebtedness or hold you personally liable for the debt. Dated: November 21, 2015 SHAPIRO & SUTHERLAND, ANIL L.L.C. Successor Trustee 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683 www.shapiroattorneys.com/wa Telephone: (360)260-2253, Toll-free: 1-800-970-5647, S&S 13-113183

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

PUBLIC NOTICE

Agency: USDA - Natural Resources Conservation Service Meeting: Polk County Local Work Group Meeting Date: January 23, 2016 Time: 9:00 am - Noon Location: Oregon State University Extension Service Office, 289 E. Elendale, Suite 301, Dallas, Oregon 97338 Conference Room Contact: Tom Finegan 503-623-5534 ext. 109 Purpose: NRCS is holding a local work group meeting to gather input from farmers, ranchers, state and federal agencies, agriculture and conservation organizations regarding natural resources conservation priorities and opportunities to invest collaboratively in Polk County. All input will be discussed at the meeting. If you are unable to attend the meeting, submit your written input to Tom Finegan at 580 Main, Suite A, Dallas, Oregon 97338 or via email tom.finegan@or.usda.gov prior to the meeting for inclusion.

The USDA is an equal opportunity provider and employer. A request for accommodations for persons with disabilities should be made at least 48 hours before the meeting to tom.finegan@or.usda.gov or by calling Tom Finegan at 503-623-5534 ext. 109.

(Dec. 30, 2015)

NOTICE TO INTERESTED PERSONS

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

In the Matter of the Estate of Leslie V. Oehler, Deceased, No. 15PB05813.

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative 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 Lane P. Shetterly, at the address appearing below, or they may be barred.

ALL persons whose rights may be affected by the proceedings may obtain additional information from the records of the Court, the personal representative or the attorneys for the personal representative.

DATED and first published this 16th day of December, 2015.

Yvette Nelson Personal Representative LANE P. SHETTERLY SHETTERLY, IRRICK & OZIAS Attorneys at Law PO Box 105 Dallas, Oregon 97338 Telephone: 503-623-6695 Fax: 503-623-6698

(Dec. 16, 23, 30, 2015)

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

In the Matter of the Estate of JOYCE FAYE FEARS, Deceased.

No. 15PB05737 NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that Jim D. Fears has been appointed personal representative. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned personal representative at PO Box 781, Corvallis, Oregon 97339, within four months after the date of first publication of this notice, or the claims may be barred.

All persons whose rights may be affected by the proceedings may obtain additional information from the records of the court, the personal representative, or the attorney for the personal representative, Steven L. Adkins OSB#801453, Evashvski, Elliott, Chahk & Hediger, PC, PO Box 781, Corvallis, OR 97339. Dated and first published on December 16, 2015. Jim D. Fears Personal Representative

(Dec. 16, 23, 30, 2015)