

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

In the Matter of the Marriage of: MARYA DANIELS-ANNACHI Petitioner, and SURESH ANNACHI Respondent.

Case No.: 16DR 00850 SUMMONS-DOMESTIC RELATIONS TO: SURESH ANNACHI: YOU ARE HEREBY NOTIFIED that Marya Daniels-Annachi has filed for the dissolution of your marriage.

IF YOU HAVE ANY OBJECTION, IT IS HEREBY ORDERED that you file an answer in writing in the above-entitled Court within (30) days of the first date of posting...

THE RESPONDENT: READ THESE PAPERS CAREFULLY You must "appear" in this case or the other side will win automatically.

If you have any 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...

(Feb. 3, 10, 17, 24, 2016)

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

EQUICREDIT CORPORATION OF AMERICA, Plaintiff,

THE UNKNOWN HEIRS AND DEVISEES OF MURIEL J. LEWIS; RUSSEL ALAN LEWIS; ELIZABETH LEWIS; OCCUPANTS OF THE PROPERTY; Defendants.

Case No.: 15CV23184 SUMMONS BY PUBLICATION TO: The Unknown Heirs and Devisees of Muriel J. Lewis

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...

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"...

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...

The relief sought in the Complaint is the foreclosure of the property located at 1622 S.W. Pioneer Drive, Willamina, OR 97396.

Date of First Publication: February 3, 2016 McCarthy & Holthus, LLP s/ Amber Labrecque Amber Labrecque, OSB #04593 920 SW 3rd Ave, 1st Floor Portland, OR 97204

(Feb. 3, 10, 17, 24, 2016)

TS No. OR07000158-15-1 APN 07532-BA-06300 TO NO 1502770666-OR-MSI TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by ANNETTA FAYE THOMAS as Grantor to FIRST AMERICAN TITLE INSURANCE COMPANY as Trustee, in favor of dated as of January 2, 2015 and recorded on January 6, 2015 as Instrument No. 2015-000106 and the beneficial interest was assigned to Stearns Lending, LLC and recorded October 29, 2015 as Instrument Number 2015-011733 of official records in the Office of the Recorder of Polk County, Oregon to-wit: APN: 07532-BA-06300 LOT 24, BLOCK 2, RIVERVIEW, IN THE CITY OF DALLAS, POLK COUNTY, OREGON.

Trustee, Nathan F. Smith, Esq., OSB #120112, have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes...

The object of the said action 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: ANA M. RUELAS Property address: 300 TAYBIN ROAD NW, Salem, OR 97304

Publication: Itemizer-Observer DATED this 20th day of January, 2016. Brandon Smith, OSB #124584 Email: bsmith@robinsontait.com

Robinson Tait, P.S. Attorneys for Plaintiff Tel: (206) 676-9640 Fax: (206) 676-9659

(Feb. 3, 10, 17, 24, 2016)

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

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTE-HOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-3, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-3, Plaintiff,

vs. VIOLET I. SMITH; LEONARD A. GIBSON; UNKNOWN PERSONS OR ENTITIES CLAIMING AN INTEREST IN THE SUBJECT PROPERTY, Defendants.

No. 15CV28856 SUMMONS TO: VIOLET I. SMITH and/or Unknown Heirs and Devisees of Violet Smith; and to Unknown Persons or entities claiming an interest in the Subject 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...

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"...

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...

The relief sought in the Complaint is to quiet title to the real property located at 431 NW 12th Street, Corvallis, Oregon 97330.

Date of First Publication: February 3, 2016. /s/ Matthew Cleverley Matthew R. Cleverley, OSB #93235

Fidelity National Law Group 1200 6th Avenue, Suite 1900 Seattle, WA 98101 (206) 223-4525, ext. 103

(Feb. 3, 10, 17, 24, 2016)

CATEHOLDERS OF CWABS 2004-05 will apply to the Court for the relief demanded in the Complaint.

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"...

IF YOU HAVE ANY 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...

The object of the said action 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: ANA M. RUELAS Property address: 300 TAYBIN ROAD NW, Salem, OR 97304

Publication: Itemizer-Observer DATED this 20th day of January, 2016. Brandon Smith, OSB #124584 Email: bsmith@robinsontait.com

Robinson Tait, P.S. Attorneys for Plaintiff Tel: (206) 676-9640 Fax: (206) 676-9659

(Feb. 3, 10, 17, 24, 2016)

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

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTE-HOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-3, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-3, Plaintiff,

vs. VIOLET I. SMITH; LEONARD A. GIBSON; UNKNOWN PERSONS OR ENTITIES CLAIMING AN INTEREST IN THE SUBJECT PROPERTY, Defendants.

No. 15CV28856 SUMMONS TO: VIOLET I. SMITH and/or Unknown Heirs and Devisees of Violet Smith; and to Unknown Persons or entities claiming an interest in the Subject 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...

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"...

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...

The relief sought in the Complaint is to quiet title to the real property located at 431 NW 12th Street, Corvallis, Oregon 97330.

Date of First Publication: February 3, 2016. /s/ Matthew Cleverley Matthew R. Cleverley, OSB #93235

Fidelity National Law Group 1200 6th Avenue, Suite 1900 Seattle, WA 98101 (206) 223-4525, ext. 103

(Feb. 3, 10, 17, 24, 2016)

Asset-Backed Certificates, Series 2006-FF18 by Assignment recorded as 2015-002451, covering the following described real property situated in said county and state, to-wit: Lot 5, Block 1, Brush College Estates No. 1, Polk County, Oregon. PROPERTY ADDRESS: 2865 Doaks Ferry Road 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 \$2,069.33 beginning 07/01/09; and monthly payments of \$1,881.00 beginning 12/01/09; and monthly payments of \$1,692.67 beginning 06/01/10; and monthly payments of \$2,001.60 beginning 12/01/11; plus advances of \$4,887.91; 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.

WHEREFORE, notice hereby is given that the undersigned trustee will on April 27, 2016 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 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 forth in this notice, 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 the performance necessary to cure said 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 the loan document. 7236-26082 Reference is made to that certain trust deed made by Nicolette G. Tedders, a married woman as her sole and separate property, and Joyce Greene, a married woman as her sole and separate property, as grantor, to Fidelity National Title, as trustee, in favor of Mortgage Electronic Registration Systems, Inc. as nominee for First Franklin a Division of National City Bank, its successors and assigns, as beneficiary, dated 10/19/06, recorded 10/25/06, in the mortgage records of Polk County, Oregon, as 2006-017667 and subsequently assigned to U.S. Bank National Association, as trustee, in trust for registered holders of First Franklin Mortgage Loan Trust, Mortgage Loan

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.U.S.A-Foreclosure.com. For further information, please contact: Nanci Lambert Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 425-586-1900 Tedders, Nicolette and Greene, Estate of Joyce (TS# 7236.26082) 1002.284714-File No.

(Jan. 27; Feb. 3, 10, 17, 2016)

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

In Probate Case No. 16PB00008

In the Matter of the Estate of HAZEL D. JOHNSON, Deceased.

NOTICE TO INTERESTED PERSONS

By order of the Circuit Court of Oregon for Polk County, Warren Johnson, Jr. has been appointed Personal Representative of the estate of HAZEL D. JOHNSON, deceased. All persons having claims against said estate hereby are required to present them with proper vouchers, within four months from the date of hereof to them, c/o John Hasbrook, Attorney at Law, PO Box 368, Monmouth, Oregon 97361, or said claims may be barred.

All persons whose rights may be affected by this proceeding hereby are advised that additional information may be obtained from the records of the court, the Personal Representative or the attorney for the Personal Representative.

Dated and first published this 27th day of January, 2016. Warren Johnson, Jr. Personal Representative of Estate by JOHN HASBROOK, OSB #914912 Attorney for Personal Representative PO Box 368, Monmouth, Oregon 97361 Telephone (503) 838-0251 Publish: January 27, February 3, February 10, 2016

(Jan. 27; Feb. 3, 10, 2016)

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

In the Matter of the Estate of SONIA J. WEISNER, Deceased, No. 15PB06225.

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 proceeding 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 20th day of January, 2016. Galen M. Harms Personal Representative Lane P. Shetterly SHETTERLY, IRICK & OZIAS Attorneys at Law PO Box 105 Dallas, Oregon 97338 Telephone: 503-623-6695

(Jan. 20, 27; Feb. 3, 2016)

TIMBER FOR SALE, UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT, ORAL AUCTION OR SEALED BIDS as hereinafter designated will be received by the District Manager, Bureau of Land Management, 1717 Fabry Road, S. E., Salem, Oregon 97306, at 9:00 am Pacific Time, on Wednesday, February 24, 2016, for all timber marked or designated for cutting. Before bids are submitted, full information concerning the timber, the conditions of sale and submission of bids, including appraised prices per species, should be obtained from the above District Manager. The right is hereby reserved to waive technical defects in this advertisement and to reject any or all bids. The United States reserves the right to waive any informality in bids received whenever such waiver is in the interest of the United States. This sale notice, first published on January 27, 2016, constitutes the decision document for purposes of protests and appeals, under 43 CFR Subpart 2509. Administrative Remedies. Protests of any sale listed below must be filed in writing within 15 days after the first publication of this notice. The regulations do not authorize the acceptance of protests in any form other than a signed, written hard copy that is delivered to the physical address of the advertising BLM office. As such the original signed protest must be received by the close of business 4:30 p.m. Pacific Time on the 15th day of the protest period. This timber sale is in conformance with the Salem District 1995 Resource Management Plan, as amended. The project is consistent with the 2001 ROD and Standards and Guidelines for Amendments to the Survey

and Manage, Protection Buffer, and other Mitigation Measures Standards and Guidelines, as incorporated into the District Resource Management Plan. The Rowell Creek project utilizes the December 2003 species list, which incorporates species changes made as a result of the 2001 through 2003 Annual Species Reviews (ASR) with the exception of the red tree vole. The Ninth Circuit Court of Appeals in KSWC et al. v. Boody et al., 468 F3d 549 (9th Cir. 2006) returned the red tree vole to its status as existed in the 2001 ROD Standards and Guidelines, as a Category C species throughout its range.

IN POLK COUNTY: OREGON, O&C ORAL AUCTION: ROWELL CREEK: All timber designated for cutting on certain Federal lands in Sec. 1, T. 7 S., R. 8 W., Will. Mer., estimated for the purpose of this sale to be 13,691 M bd. ft. No written bid or less than \$3,639,496.40 will be considered. Minimum deposit with written bid is \$364,000.00.

(Jan. 27; Feb. 3, 2016)

NOTICE OF PUBLIC HEARING ON A LAND USE ACTION AND REQUEST FOR COMMENT

The Polk County Hearings Officer will conduct a public hearing to receive public testimony on the following application:

APPLICATION FOR: The applicant is seeking to construct a detached garage (30 feet by 36 feet) to store a boat and RV in addition to their existing three (3) car garage located on the subject property. The subject property is approximately 1.4 acres in size and is located within the Suburban Residential (SR) Zoning District and the City of Salem Urban Growth Boundary (UGB). The SR zone allows a maximum of a three (3) car garage for storage and protection of motor vehicles. Due to the dimensions of the existing garage not being wide enough to store a standard boat trailer and RV, the applicant is requesting a full variance to increase the maximum number of garage space allowed in the SR zone. The applicant has requested a 67% increase of the maximum number of garage space from a three (3) car garage to five (5) car garage in the SR Zoning District.

APPLICANT: Gerald F. Farnell OWNER(S): Gerald F. and Michele C. Farnell FILE NUMBER: VAR 16-01 LOCATION: 3250 Belvedere Street NW, Salem, OR 97304 (T7S, R3W, Section 19, Tax Lot 1500)

REVIEW AND DECISION CRITERIA: Polk County Zoning Ordinance Sections 127.020 (G), 122.020, and 122.030 HEARING DATE & TIME: February 23, 2016 at 6:00 PM HEARING LOCATION: Hearing / Conference Room, First Floor, Polk County Courthouse, 850 Main Street, Dallas, Oregon 97338

STAFF CONTACT: Sidney Mulder. Phone: (503) 623-9237; Fax: (503) 623-6009 Please include File Number VAR 16-01 in all correspondence related to this application.

The location of the hearing is handicapped accessible. Please advise the Community Development Department at (503) 623-9237, in as far as advance of the meeting as possible, if you will need any special accommodations to attend or participate in the meeting.

Any person may submit written testimony, prior to or at the public hearing, to the Polk County Community Development Department. Oral and written testimony may be presented at the hearing. The hearing will be conducted in a manner, which allows testimony in favor of the application, testimony in opposition to the application, general testimony, and rebuttal by the applicant.

Failure of an issue to be raised in a hearing, in person or in writing, or failure to provide sufficient specificity to afford the hearings body an opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals on that issue.

A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria, are available for inspection at no cost and will be provided at reasonable cost. In addition, a copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing, and will be provided at a reasonable cost, at the Polk County Community Development Department, Polk County Courthouse, 850 Main Street, Dallas, Oregon 97338; (503) 623-9237.

PLEASE RETURN TO: Polk County Community Development, Polk County Courthouse, 850 Main Street, Dallas, Oregon 97338. Written comments received by the Polk County Community Development Department by 5:00 PM on February 12, 2016, will be included in the staff report and recommendation to the Hearings Officer. Comments received after that time, but prior to the hearing, will be provided to the Hearings Officer at the hearing.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER: ORS Chapter 215 requires that if you receive this Notice, it must promptly be forwarded to the purchaser.

(Feb. 3, 2016)