**NOTICE OF SHERIFF'S SALE** 

On 09-30-16 at 10:00 a.m. at the Polk County Sheriff's Office, located at 850 Main St. Dallas, OR. 97338, the defendant's interest will be sold, subject to redemption, in the real property located at 1269 Hemlock St. NW Salem, OR. 97304. The court case number 14CV11733, where THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SE-RIES 2007-10 is plaintiff, and RAYMOND LERMA; JULIE M. LERMA: CHASE BANK USA. N.A.: METROPOLITAN AGEN-CIES, INC.; OCCUPANTS OF THE PREMISES is defendant. The sale is a public auction to the highest bidder for cash or cashier's check, in hand, made out to Polk County Sheriff's Office. For more information on this sale go to: http:// oregonsheriffssales.org/

(Aug. 31; Sept. 7, 14, 21, 2016)

**NOTICE OF SHERIFF'S SALE** 

On 09-30-16 at 10:00 a.m. at the Polk County Sheriff's Office, located at 850 Main St. Dallas, OR. 97338, the defendant's interest will be sold, subject to redemption, in the real property located at 932 Parry Rd. Falls City, OR. 97344. The court case number is 13P10614, where DEUTSCHE BANK NATIONAL TRUST COM-AS TRUSTEE FOR AMERIQUEST MORTGAGE SE-CURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-ITS SUCCESSORS R9, AND/OR ASSIGNS is plaintiff, and LISA ROBERTSON; VAL-LEY CREDIT SERVICE, INC.; MIDLAND FUNDING LLC; ALL OTHER PERSONS OR PAR-TIES UNKNOWN CLAIMING RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY COMMONLY KNOWN AS 932 PARRY RD, FALLS\_CITY, OR 97344 is defendant. The sale is a public auction to the highest bidder for cash or cashier's check, in hand, made out to Polk County Sheriff's Office. For more information on this sale go to: http://oregon sheriffssales.org/

(Aug. 31; Sept. 7, 14, 21, 2016)

**NOTICE OF SHERIFF'S SALE** 

On 09-30-16 at 10:00 a.m. at the Polk County Sheriff's Office, located at 850 Main St. Dallas, OR. 97338, the defendant's interest will be sold, subject to redemption, in the real property located at 1212 Northgate Dr. Independence, OR. 97351. The court case number is 14CV03344, where PNC BANK, NATIONAL ASSO-CIATION is plaintiff, and DANTE BETHA; AND ALL OTHER PERSONS OR PAR-TIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY **COMMONLY KNOWN AS 1212** NORTHGATE DR., INDEPEND-ENCE, OR 97351 is defendant. The sale is a public auction to the highest bidder for cash or cashier's check, in hand, made out to Polk County Sheriff's Office. For more information on this sale go to: http://oregonsheriffssales.org/

(Aug. 31; Sept. 7, 14, 21, 2016)

**NOTICE OF SHERIFF'S SALE** 

On 09-30-16 at 10:00 a.m. at the Polk County Sheriff's Office, located at 850 Main St. Dallas. OR, 97338, the defendant's interest will be sold, subject to redemption, in the real property located at 1380 Picture St. Independence, OR. 97351. The court case number is 13P10549, where DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-NC6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-NC6, its successors in interest and/or assigns is plaintiff, and DAVID MOLINA; JOSE ÉNRIQUE MOLINA; AND OCCUPANTS OF THE PREMIS-ES is defendant. The sale is a public auction to the highest bidder for cash or cashier's check, in hand, made out to Polk County Sheriff's Office. For more information on this sale go http:// oregonsheriffssales.org/

(Aug. 31; Sept. 7, 14, 21, 2016) IN THE CIRCUIT COURT OF

THE STATE OF OREGON FOR THE COUNTY OF POLK

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2006-3, ASSET-BACKED CERTIFI-CATES, SERIES 2006-3, Plaintiff.

PETER SHORT AKA PETER ANDREW SHORT; AUBREY SHORT AKA AUBREY LYNNE SHORT: EMC MORTGAGE **CORPORATION; VALLEY CREDIT SERVICE INC.; STATE** OF OREGON; OCCUPANTS OF THE PROPERTY Defendants.

Case No.: 15CV14991 SUMMONS BY PUBLICATION To: PETER SHORT AKA PETER ANDREW SHORT

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 there-of, Plaintiff will apply to the

You are hereby required to

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." swer" (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 2254 Deerwind Avenue NW, Salem. OR 97304.

Date of First Publication: August 31, 2016.

McCarthy & Holthus, LLP s/ Casey C. Pence [ ] Casey C. Pence, OSB #975271 [] Amber Labrecque, OSB# 094593 920 SW 3rd Ave, 1st Floor Portland, OR 97204 Phone: (855) 809-3977 Fax: (971) 201-3202 E-mail: cpence@mccarthyholthus.com

(Aug. 31; Sept. 7, 14, 21, 2016)

Of Attorneys for Plaintiff

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF POLK **Probate Department** In the Matter of the Estate of:

BARBARA E. BALOGA, deceased.

No. 16PB05635

**NOTICE TO INTERESTED** PERSONS

NOTICE IS HEREBY GIVEN that the undersigned is the Trustee of the BALOGA LIVING TRUST, dated October 13, 2010, and BARBARA E. BALO-GA was the settlor. All persons having claims against the settlor or the trust estate are required to present them with proper vouchers to the undersigned Trustee at Evans Batlan Getchell LLC, Attorneys at Law, 969 - 13th Street S.E., Salem, Oregon 97302, within four months after the date of first publication of this notice, or claims may be barred. Dated this 19th day of Au-

gust, 2016. SHANNON J. CARNEY,

TRUSTEE: SHANNON J. CARNEY 2280 Simmons St. NW Salem, OR 97304 (503) 566-6661 ÀTTÓRNEY FOR TRUSTEE: CECELIA L. BATLAN, OSB #082560 Evans Batlan Getchell, LLC Attorneys at Law 969 - 13th Street S.E. Salem, OR 97302-2504 (503) 588-5670 (503) 588-5673 - Fax

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

celia@kevanslaw.com

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

In the Matter of HARMONY BALLARD, TRYNYTY BALLARD. SYRYNYTY BALLARD Children.

Case No. 16JU05959 Case No. 16JU05960 Case No. 16JU05961

**PUBLISHED SUMMONS** TO: Hannah Jones IN THE NAME OF THE STATE OF OREGON:

A petition has been filed

asking the court to establish jurisdiction under ORS 419B.100 for the above-named children. YOU ARE REQUIRED TO PERSONALLY APPEAR BE-**FORE the Polk County Court at** 850 Main Street, Dallas, Oregon 97338, on the 6th day of October, 2016 at 4:00 p.m. to admit or deny the allegations of the petition and to personally appear at any subsequent court-ordered hearing. YOU MUST APPEAR PERSONALLY IN THE COURTROOM ON THE DATE AND AT THE TIME LIST-ED ABOVE. AN ATTORNEY MAY NOT ATTEND THE HEAR-ING IN YOUR PLACE. THERE-

This summons is published pursuant to the order of the circuit court judge of the above-entitled court, dated August 18, 2016. The order directs that this summons be published once each week for three consecutive weeks, making three publications in all, in a published newspaper of general circulation in Polk County. Date of first publication:

FORE, YOU MUST APPEAR

EVEN IF YOUR ATTORNEY

ALSO APPEARS.

August 31, 2016 Date of last publication: September 14, 2016 NOTICE

**READ THESE PAPERS** CAREFULLY IF YOU DO NOT APPEAR

PERSONALLY BEFORE THE COURT OR DO NOT APPEAR AT ANY SUBSEQUENT COURT-ORDERED HEARING, the court may proceed in your absence without further notice and take jurisdiction of the above-named children either ON THE DATE SPECIFIED IN THIS SUMMONS OR ON A FU-TURE DATE, and may make such orders and take such action as authorized by law. RIGHTS AND OBLIGATIONS
(1)YOU HAVE A RIGHT TO

BE REPRESENTED BY AN AT-TORNEY IN THIS MATTER. If you are currently represented by an attorney, CONTACT YOUR ATTORNEY IMMEDIATE-LY UPON RECEIVING THIS NO-Your previous attorney may not be representing you in this matter.

IF YOU CANNOT AFFORD TO HIRE AN ATTORNEY and you meet the state's financial guidelines, you are entitled to have an attorney appointed for you at state expense. TO RE-QUEST APPOINTMENT OF AN ATTORNEY TO REPRESENT YOU AT STATE EXPENSE, YOU MUST IMMEDIATELY CONTACT the Polk County Circuit Court at 850 Main Street, Dallas, Oregon 97338, phone number (503) 623-1885, between the hours of 8:00 a.m. and 5:00 p.m. for further information.

IF YOU WISH TO HIRE AN AT-TORNEY, please retain one as soon as possible and have the attorney present at the above hearing. If you need help 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.

IF YOU ARE REPRESENTED BY AN ATTORNEY, IT IS YOUR RESPONSIBILITY TO MAIN-TAIN CONTACT WITH YOUR ATTORNEY AND TO KEEP YOUR ATTORNEY ADVISED OF YOUR WHEREABOUTS.

(2) If you contest the petition, the court will schedule a hearing on the allegations of the petition and order you to appear personally and may schedule other hearings related to the petition and order you to appear personally. IF YOU ARE ORDERED TO APPEAR, YOU MUST APPEAR PERSONALLY IN THE COURT-ROOM, UNLESS THE COURT HAS GRANTED YOU AN EX-CEPTION IN ADVANCE UNDER ORS 419B.918 TO APPEAR BY OTHER MEANS INCLUDING, BUT NOT LIMITED TO, TELE-PHONIC OR OTHER ELEC-TRONIC MEANS. AN ATTOR-NEY MAY NOT ATTEND THE HEARING(S) IN YOUR PLACE.
PETITIONER'S ATTORNEY

Sarah S Morris **Senior Assistant** Attorney General **Department of Justice** 1162 Court Street NE Salem, OR 97301-4096 Phone: (503) 934-4400 ISSUED this 24th day of August, 2016. Issued by:

Sarah S Morris #964319 Senior Assistant **Attorney General** 

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

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

In the Matter of the Estate of JOHN M. SHAPLEY, Deceased,

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 the 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 31st day of August, 2016.

Robert W. Shapley Personal Representative LANE P. SHĖTTERLY SHETTERLY, IRICK & OZIAS Attorneys at Law PO Box 105 Dallas, Oregon 97338 Telephone: 503-623-6695 Fax: 503-623-6698

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

NOTICE OF PUBLIC SALE OF COLLATERAL THE UNIFORM COMMERCIAL **CODE OF OREGON Polk County Storage** 590 Hoffman Rd. Independence, OR 97351 (503) 838-4224

TO: NAME UNIT SIZE ELIJAH JOHNSON 3-26 5x10 DENZEL ROBINSON 5-4 6x12 climate

**ROBIN BUSS 8-3 6x12 climate ADAM BOWEN 8-8** 6x12 climate JARED/AMANDA

KEENER 8-27 5x12 c PAMELA AND RANDALL 5x12 climate LAWRENCE 13-6 10x15 KAYLA ADAIR 16-43 **SHAWNA CASEY 17-12 10x15** 

Notice is hereby given that at the hour of 1:00 pm on September 25, 2016 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 secured 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 verbal 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.

mines, the chemical compo-The goods will be offered as nents of which are known to

a unit and the right to reject any or all bids is reserved. POSTED AT: THE POLK COUNTY STORAGE OFFICE

www.polkcountystorage.com/ storage-unit-auction/ August 24, 2016.

(Aug. 31; Sept. 7, 2016) Reference is made to that certain trust deed made by Evan F. Vangestel and Jacee Vangestel, Grantor(s), to U.S. Bank Trust Company, National Association, trustee, in favor of U.S. Bank National Association ND, as beneficiary, recorded 01/05/2011, in the Records of Polk County, Oregon as Instrument No. 2011-000166, and Glogowski Law Firm, Katrina E. Glogowski, being the successor trustee, covering the following described real property situated in the abovementioned county and state, to wit: APN: 150376: Beginning at a point in the center of the LaCreole Creek 1812.39 feet South 89°53-1/2' West and 193.17 feet South 46°56-1/2' West from the re-entrant corner of the South line of the Thomas J. Lovelady Donation Land Claim No. 63 in Township 7 South, Range 5 West of the Willamette Meridian in Polk County, Oregon, from which an iron pipe bears South 23° 31' East 49.0 feet; and running thence South 23° 31' East 125.0 feet to an iron pipe on the North line of the County Road; thence South 66° 29 West 209.85 feet to an iron pipe on the North line of said road; thence North 23° 31' West 50.5 feet to a point in the center of said creek; thence North 46° 56-1/2' East 222.7 feet to the place of beginning; Commonly known as 1884 Miller Ave SE, Dallas, OR 97338. 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 recorded pursuant to section 86.753(3) of Oregon Revised Statutes. The default for which foreclosure is made is grantor's failure to pay when due the following sums: delinquent monthly payments in the amount of \$19,311.10 as of 07/15/2016; 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 obligations secured by said deed of trust immediately due and payable, said sums being the following, to wit:The sum of \$126007.85 together with delinquent monthly payments from 02/05/2015 totaling the amount of \$19,311.10 thru 07/15/2016; 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. Whereof, notice is hereby given that Glogowski Law Firm, Katrina E. Glogowski, the undersigned trustee, will on 11/22/16 at 11:00, as established by ORS 187.110, at the following place: at the main entrance of the Polk County Courthouse, 850 Main Street, Dallas, OR 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 ORS 86.753 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 ten-

dering the performance re-

quired under the obligation or

trust deed, at any time prior to

five days before the date last set for sale. Notice is hereby

given that reinstatement or

payoff quotes requested pur-

86.759 must comply with that

statute. Due to potential con-

flicts with federal law, persons

having no record legal or equi-

table interest in the subject

property will only receive in-

formation concerning the sale

status and the opening bid. In

construing this notice. the

masculine gender includes the

feminine and the neuter, the

singular includes the plural,

the word "grantor" includes

any successor in interest to

the grantor as well as any

other persons owing an obli-

gation, the performance of

which is secured by said trust

deed, the words "trustee" and

"beneficiary" include their respective successors in inter-

est, if any. If the Trustee is un-

able to convey title for any rea-

son, the successful bidder's

sole and exclusive remedy

shall be the return of monies

paid to the Trustee, and the

successful bidder shall have

no further recourse. Without

limiting the trustee's dis-

claimer of representations or

warranties, Oregon law requires the trustee to state in

this notice that some residen-

tial property sold at a trustee's

sale may have been used in

manufacturing methampheta-

suant to ORS 86.757

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. DATED: 7/5/16 By Katrina E. Glogowski, OSB#035386

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

**CIRCUIT COURT OF OREGON COUNTY OF POLK** 

In the Matter of THE PATRICK D. COTTER **REVOCABLE LIVING TRUST DATED AUGUST 5, 2015** 

CASE No. 16PB05343 **NOTICE TO CLAIMANTS** NOTICE IS HEREBY GIVEN that the undersigned is Trustee under the Patrick D. Cotter Revocable Living Trust dated August 5, 2015. All persons having claims against the trust estate are required to present them, with vouchers attached. to the undersigned Trustee at Pioneer Trust Bank, N.A, Attn: Mandy Mullmann, PO Box 2305, Salem, OR 97308, within four months after the date of first publication of this notice, or the claims may be barred. The name of the Settlor of

the trust is Patrick D. Cotter. 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, Saalfeld Griggs PC. Dated and first published

August 24, 2016.

Pioneer Trust Bank, N.A., Trustee of the Patrick D. Cotter Revocable Living Trust dated August 5, 2015, Petitioner

By: Mandy Mullmann, Trust Officer Attorney For Petitioner: Jeffrey G. Moore, OSB # 982973 Saalfeld Griggs PC PO Box 470 Salem, OR 97308 Phone: (503) 399-1070 Fax: (503) 371-2927 Email: jmoore@sglaw.com Petitioner: Pioneer Trust Bank, N.A. Mandy Mullmann, Trust Officer PO Box 2305 Salem, OR 97308 Phone: (503) 363-3136 Ext. 213

(Aug. 24, 31; Sept. 7, 2016) TRUSTEE'S NOTICE OF SALE File No. 8239.20054 Reference is made to that certain trust deed made by Mueller Acres, LLC etal and Katherine Christine Mueller, as tenants in common, as grantor, to Matthew M. Chakoian, Attorney at Law, as trustee, in favor Veristone Mortgage, LLC, as beneficiary, dated 11/04/15, recorded 12/18/15, in the mortgage records of Polk County, Oregon, as 2015-013550 and subsequently assigned to Bridge Loan Venture IV Trust 2015-1 by Assignment recorded as 2016-006563, covering the following described real property situated in said county and state, to wit: BEGINNING AT AN IRON PIPE IN THE SOUTH LINE OF A PUBLIC ROAD 60.7 LINKS SOUTH 30degrees 42' EAST AND 2.59 CHAINS SOUTH 59degrees 18' WEST FROM THE SOUTHEAST CORNER OF BLOCK 8, MCNARY IN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, IN POLK COUNTY, OREGON: THENCE SOUTH 16degrees EAST 30.88 CHAINS TO AN IRON ROD; THENCE SOUTH 10degrees 19' EAST 10.10 CHAINS TO AN IRON BAR; THENCE WEST 39.70 CHAINS TO AN IRON PIPE IN THE EAST LINE OF THE COUNTY ROAD; THENCE ALONG SAID EAST LINE, NORTH 21de-grees 19' EAST 12.103 CHAINS TO AN IRON PIPE; THENCE NORTH 21degrees 27' EAST 3.026 CHAINS TO AN IRON ROD; THENCE NORTH 22degrees 13' EAST 2.663 CHAINS TO AN IRON PIPE; THENCE NORTH 22degrees 58' EAST 3.026 CHAINS TO AN IRON PIPE; THENCE NORTH 23degrees 10' EAST 10.864 CHAINS TO AN IRON PIPE; THENCE LEAVING SAID COUNTY ROAD, AND RUN-NING NORTH 59degrees 18' EAST ALONG THE SOUTH LINE OF A PUBLIC ROAD, 20.26 CHAINS TO THE POINT OF BEGINNING. SAVE AND **EXCEPT: BEGINNING ON THE** SOUTH LINE OF ALBERT STREET AT AN IRON PIPE WHICH IS 40.00 FEET SOUTH 30degrees 42' EAST AND 170.94 FEET SOUTH 59degrees 18' WEST FROM THE OUTHEAST CORNER OF **BLOCK 8, MCNARY IN SEC-**TION 35, TOWNSHIP 7 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, POLK COUNTY, OREGON; THENCE SOUTH 16degrees 786.33 FEET TO AN IRON ROD; THENCE SOUTH 59degrees 18' WEST 575.00 FEET TO AN IRON ROD; THENCE NORTH 16degrees WEST 786.33 FEET TO AN IRON ROD ON THE SOUTH LINE OF SAID ALBERT STREET; THENCE NORTH 59degrees 10' EAST 575.00 FEET TO THE POINT OF BE-GINNING. PROPERTY AD-DRESS: 930 Independence Highway Independence, OR 97351 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

\$6,715.00 beginning 04/01/16;

plus late charges of \$671.50

each month beginning; plus prior accrued late charges; plus advances; 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: \$671,500.00 with interest thereon at the rate of 12 percent per annum beginning 03/01/16; plus late charges of \$671.50 each month beginning until paid; plus prior accrued late charges; plus advances; 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, applicable. WHEREFORE, notice hereby is given that

the undersigned trustee will on December 28, 2016 at the hour of 10:00 AM. 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 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 de-fault 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 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 the loan documents. 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 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 propertv 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-

1002.288048-File No.

(Sept. 7, 14, 21, 28, 2016)

0997 586-1900 File No.8239.20054/Mueller Acres,

LLC and Mueller, Katherine C.

and Lisec, Katerine A. and

Benjamin R. (TS# 8239.20054)