

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

In the Matter of the Estate of CHARLES H. EASTRIDGE, Deceased.

Case No. 16PB05333  
**NOTICE TO INTERESTED PERSONS**  
 NOTICE IS HEREBY GIVEN that G. PAT EASTRIDGE has been appointed Personal Representative of the above-captioned Estate. All persons having claims against the Estate are required to present them to the Personal Representative at the address shown below within four months after the date of first publication of this Notice. All persons whose rights may be affected by the probate proceeding may obtain additional information from the court records, the Personal Representative or the attorney for the Personal Representative.

DATED AND FIRST PUBLISHED this 14th day of September, 2016.

Cinda M. Conroy, OSB #841988  
 PERSONAL REPRESENTATIVE  
 G. Pat Eastridge  
 1563 Ruge Street NW  
 Salem, OR 97304  
 (503) 362-0464  
 ATTORNEY  
 Cinda M. Conroy, OSB #841988  
 DOUGLAS, CONROY, GIBB & PACHECO, P.C.  
 528 Cottage Street NE, Suite 200  
 PO Box 469  
 Salem, OR 97308-0469  
 Telephone: (503) 364-7000  
 Facsimile: (503) 585-0699  
 Email: cinda@dcm-law.com

(Sept. 14, 21, 28, 2016)

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

In the Matter of the Estate of KATHLEEN R. HOCH, A Deceased.

Case No. 16PB04966  
**NOTICE TO INTERESTED PERSONS**

NOTICE IS HEREBY GIVEN that Andrew Hoch has been appointed personal representative. All persons having claims against the estate are required to present them, with vouchers attached, to the personal representative, c/o W. Brad Coleman, Attorney at Law, 1045 13th Street SE, Salem, Oregon 97302, 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.

Dated and first published September 14, 2016.

W. Brad Coleman  
 OSB #69036  
 Attorney for  
 Personal Representative

(Sept. 14, 12, 28, 2016)

**TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain trust deed made by AAA Homes, LLC, as grantor, to AmeriTitle, 3201 Church Street NE, Salem, OR 97209, as trustee, in favor of Iron Bridge Mortgage Fund, LLC, as beneficiary, dated June 29, 2015, recorded on June 30, 2015, in the Records of Polk County, Oregon in instrument No. 2015 006585, covering the following described real property situated in that county and state, to-wit:

The Land is located in the City of Dallas, County of Polk, State of Oregon, and is described as follows: Beginning at a point on the East boundary of Uglow Avenue at 72.9 feet East of the Southeast corner of Block 16 of the Dallas Land and Improvement Company's Addition to the Town (now City) of Dallas, Polk County Oregon; thence East 128.3 feet to an iron pipe; thence North 65 feet; thence West 128.3 feet to an iron pipe on the East boundary of Uglow Avenue; thence South 65 feet to the place of beginning.

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 in grantor's failure to pay when due the following sums:

|                   |          |
|-------------------|----------|
| Late Fee January  | \$76.17  |
| Late Fee February | \$131.24 |
| March Payment     | \$818.46 |
| Late Fee          | \$122.77 |
| Default Interest  | \$163.69 |
| April Payment     | \$874.91 |
| Late Fee          | \$131.24 |
| Default Interest  | \$174.98 |
| May Payment       | \$846.68 |
| Late Fee          | \$169.34 |
| Default Interest  | \$122.17 |

Violation of provision prohibiting transfer to unrelated party - \$55,728.75

By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:

|                  |             |
|------------------|-------------|
| Unpaid Principal | \$50,800.99 |
| Accrued Interest |             |
| (May 31, 2016)   | \$3,414.96  |
| Default Rate     | \$82.99     |
| Late Fee         | 607.41      |
| Forced Insurance | 322.50      |
| TOTAL            | \$55,728.75 |

plus foreclosure costs

WHEREFORE, notice is hereby given that the undersigned trustee will on October 31, 2016, at the hour of 11:00 o'clock A.M., in accord with the standard of time established by ORS 187.110, at Polk

County Courthouse, Front Steps, 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 real property described above 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 the sale, including a reasonable charge by the trustee. 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 those 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 and attorney fees not exceeding the amounts provided by ORS 86.778.

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 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 or which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED June 21, 2016  
 Denise J. Lukins, Trustee  
 10000 NE 7th Avenue,  
 Suite 403  
 Vancouver, WA 98685  
 360-448-2854

I certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Attorney for Trustee

(Sept. 14, 21, 28; Oct. 5, 2016)

**NOTICE OF SHERIFF'S SALE**

On 14th day of October, 2016 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 326 & 336 Log Cabin St. Independence, OR. 97351. The court case number is 14P10018, where U.S. BANK, NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2, ITS SUCCESSOR AND/OR ASSIGNS is plaintiff, and ROBERTA N. SMITH; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 326 & 336 LOG CABIN STREET, INDEPENDENCE, 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/>

(Sept. 14, 21, 28; Oct. 5, 2016)

**NOTICE OF SHERIFF'S SALE**

On 10-14-16 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 1255 Hemlock Lp., Independence, OR. 97351. The court case number is 15CV01906, where JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is plaintiff, and JOHN E. TADE; STATE OF OREGON; PARTIES IN POSSESSION 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/>

(Sept. 14, 21, 28; Oct. 5, 2016)

TRUSTEE'S NOTICE OF SALE File No. 8296.20451 Reference is made to that certain trust deed made by Kelly L Short, a married man, as grantor, to Fidelity National Title Company of Oregon, as trustee, in favor of HomeStreet Bank, a Washington State Chartered Savings Bank, as beneficiary,

dated 02/08/11, recorded 02/11/11, in the mortgage records of Polk County, Oregon, as 2011-001514 and subsequently assigned to Oregon Housing and Community Services Department by Assignment recorded as 2011-003784, covering the following described real property situated in said county and state, to wit: Lot 29, Block 3, Sunset Hills, in the City of Salem, Polk County, Oregon. PROPERTY ADDRESS: 2579 Ojai Court 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 \$1,260.43 beginning 03/01/16; plus prior accrued late charges of \$511.76; plus advances of (\$14.57); 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: \$158,468.19 with interest thereon at the rate of 3.875 percent per annum beginning 02/01/16; plus prior accrued late charges of \$511.76; plus advances of (\$14.57); 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 December 16, 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 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](http://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 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 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](http://www.northwesttrustee.com) and are incorporated by this reference. You may also access sale status at [www.northwesttrustee.com](http://www.northwesttrustee.com) and [www.USA-Foreclosure.com](http://www.USA-Foreclosure.com). For further information, please contact: Heather L. Smith Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 586-1900 Short, Kelly L. (TS# 8296.20451) 1002.288198-File No.

(Sept. 21, 28; Oct. 5, 12, 2016)

**PUBLIC NOTICE**

PUBLIC NOTICE hereby is given that the two-year period for the redemption of real properties in the 2014 delinquent tax lien foreclosure proceedings instituted by Polk County, Oregon on October 8, 2014, in the Circuit Court of the State of Oregon for Polk County, suit number 14CV11623, and included in the General Judgment: Foreclosure entered therein on October 8, 2014, will expire on October 10, 2016.

All properties ordered sold under the General Judgment: Foreclosure, unless redeemed on or before October 10, 2016, will be deeded to Polk County, Oregon, immediately on expiration of the period of redemption, and every right and interest of any person in such properties will be forfeited forever to Polk County, Oregon.

Linda Fox  
 Tax Collector  
 POLK COUNTY

(Sept. 21, 28, 2016)

TRUSTEE'S NOTICE OF SALE T.S. No.: OR-15-682573-AJ Reference is made to that certain deed made by, JOHN DHABOLT AND FRANCES DHABOLT, HUSBAND AND WIFE as Grantor to SAMANTHA HAZEL, as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR FIRST MORTGAGE CORPORATION, A CALIFORNIA CORPORATION, D/B/A FIRSTMORTGAGE CORPORATION OF CALIFORNIA, as Beneficiary, dated 9/15/2011, recorded 10/24/2011, in official records of POLK COUNTY, Oregon in book/reel/volume No. and/or as fee/file/instrument/ microfilm / reception number 2011-009790 and subsequently assigned or transferred by operation of law to FIRST MORTGAGE CORPORATION, A CALIFORNIA CORPORATION covering the following described real property situated in said County, and State, to-wit: APN: 164085 07534-BB-02100 ALL THAT CERTAIN PARCEL OF LAND SITUATED IN COUNTY OF POLK, STATE OF OREGON, BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT FOUR (4), TRACT A, HAWTHORNE ACRES, POLK COUNTY, OREGON. Commonly known as: 535 SE Hawthorne Ave, Dallas, OR 97338 The undersigned hereby certifies that based upon business records there are no known written assignments of the trust deed by the trustee or by the beneficiary and no appointments of a successor trustee have been made, except as recorded in the records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7). 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 86.752 (3) of Oregon Revised Statutes. There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sums: Delinquent Payments: Payment Information From Through Total Payments 1/1/2015 7/31/2016 \$19,206.72 Late Charges From Through Total Late Charges 1/1/2015 7/31/2016 \$738.72 Beneficiary's Advances, Costs, And Expenses Other Advance \$921.20 Property Inspection \$150.00 Total Advances: \$1,071.20 TOTAL FORECLOSURE COST: \$4,351.98 TOTAL REQUIRED TO REINSTATE: \$24,629.90 TOTAL REQUIRED TO PAYOFF: \$146,252.46 By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: The installments of principal and interest which became due on 1/1/2015, and all subsequent installments of principal and interest through the date of this Notice, plus amounts that are due for late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustee's fees, and any attorney fees and court costs arising from or associated with the beneficiaries efforts to protect and preserve its security, all of which must be paid as a condition of reinstatement, including all sums that shall accrue through reinstatement or pay-off. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents. Whereof, notice hereby is given that QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, the undersigned trustee will on 12/8/2016 at the hour of 1:00 PM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, inside the new lobby at the Jefferson Street entrance Of the County Courthouse 850 Main Street Dallas, Oregon 97338 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 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 Section 86.778 of Oregon Revised Statutes 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 tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale. Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property, except: Name and Last Known Address and Nature of Right, Lien or Interest John Dhabolt 535 SE Hawthorne Ave Dallas, OR 97338 Original Borrower Frances Dhabolt 535 SE Hawthorne Ave Dallas, OR 97338 Original Borrower For Sale Information Call: 888-988-6736 or Login to: [Salestrack.tdsf.com](http://Salestrack.tdsf.com) In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to this grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Pursuant to Oregon Law, this sale will not be deemed final until the Trustee's deed has been issued by QUALITY LOAN SERVICE CORPORATION OF WASHINGTON. If any irregularities are discovered within 10 days of the date of this sale, the trustee will rescind the sale, return the buyer's money and take further action as necessary. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. 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. NOTICE TO TENANTS: TENANTS OF THE SUBJECT REAL PROPERTY HAVE CERTAIN PROTECTIONS AFFORDED TO THEM UNDER ORS 86.782 AND POSSIBLY UNDER FEDERAL LAW. ATTACHED TO THIS NOTICE OF SALE, AND INCORPORATED HEREIN, IS A NOTICE TO TENANTS THAT SETS FORTH SOME OF THE PROTECTIONS THAT ARE AVAILABLE TO A TENANT OF THE SUBJECT REAL PROPERTY AND WHICH SETS FORTH CERTAIN REQUIREMENTS THAT MUST BE COMPLIED WITH BY ANY TENANT IN ORDER TO OBTAIN THE AFFORDED PROTECTION, AS REQUIRED UNDER ORS 86.771. QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. TS No: OR-15-682573-AJ Dated: 7/22/2016 Quality Loan Service Corpora-

tion of Washington, as Trustee Signature By: \_\_\_\_\_ Timothy Donlon, Assistant Secretary Trustee's Mailing Address: Quality Loan Service Corp. of Washington C/O Quality Loan Service Corporation 411 Ivy Street San Diego, CA 92101 Trustee's Physical Address: Quality Loan Service Corp. of Washington 108 1 st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 IDSPUB #0111954 9/21/2016 9/28/2016 10/5/2016 10/12/2016

(Sept. 21, 28; Oct. 5, 12, 2016)

TRUSTEE'S NOTICE OF SALE TS No.: 045886-OR Loan No.: \*\*\*\*\*8546 Reference is made to that certain trust deed (the "Deed of Trust") executed by KYLE BRADEN EVERSON AND DONNALEE W EVERSON, as Grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR USAA FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 4/29/2015, recorded 4/30/2015, as Instrument No. 2015-004051, in the Official Records of Polk County, Oregon, which covers the following described real property situated in Polk County, Oregon: PARCEL 3, PARTITION PLAT 2006-0032, RECORDED SEPTEMBER 14, 2006, PAGE 15341 OF PARTITION PLATS, IN THE CITY OF SALEM, POLK COUNTY, OREGON. APN: 566507 / 07320BB02900 and 569818 / 07320BB10000 Commonly known as: 1445 W MEADOWS DR NW SALEM, OR 97304 The current beneficiary is: USAA FEDERAL SAVINGS BANK 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:                           | No.          |
| Amount                           | Total:       |
| 03/01/16 thru 08/01/16           | 6            |
| \$2,391.12                       | \$14,346.72  |
| Late Charges:                    | \$286.92     |
| Beneficiary Advances:            | \$1,621.00   |
| Foreclosure Fees and Expenses:   | \$0.47       |
| Total Required to Reinstatement: | \$16,255.11  |
| TOTAL REQUIRED TO PAYOFF:        | \$408,979.52 |

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 \$397,953.67 together with interest thereon at the rate of 3.75 % per annum, from 2/1/2016 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 111 SW Columbia Street #950, Portland, OR 97201, will on 1/12/2017, 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, the words "trustee" and "beneficiary" include their respective successors in interest, if any. Dated: 8/29/2016 CLEAR RECON CORP 111 SW Columbia Street #950 Portland, OR 97201 Phone: 858-750-7600 866-931-0036 Bernis M. Gonyea, Authorized Signatory of Trustee

(Sept. 21, 28; Oct. 5, 12, 2016)