

**TRUSTEE'S NOTICE OF SALE**  
 File No. 8239.20055 Reference is made to that certain trust deed made by Benjamin R. Lisec and Katherine A. Lisec, as grantor, to Matthew M. Chakoian, Attorney at Law, as trustee, in favor of Veristone Mortgage, LLC, as beneficiary, dated 12/07/15, recorded 12/18/15, in the mortgage records of Polk County, Oregon, as 2015-013551 and subsequently assigned to Bridge Loan Venture IV Trust 2015-1 by Assignment recorded as 2016-006562, covering the following described real property situated in said county and state, to wit: Lot 51, Heights No.2, in the City of Salem, Polk County, Oregon. PROPERTY ADDRESS: 1682 Gemma 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 foreclosure is made is grantors' failure to satisfy the loan upon maturity (9/30/2017) and pay when due the following sums: \$671,500.00 with interest thereon at the rate of 24 percent per annum beginning 03/01/16; until paid; plus prior accrued late charges of \$4,700.00; plus advances of \$83,840.68; 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 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 said trust deed immediately due and payable, said sums being the following, to wit: the default for which foreclosure is made is grantors' failure to satisfy the loan upon maturity (9/30/2017) and pay when due the following sums: \$671,500.00 with interest thereon at the rate of 24 percent per annum beginning 03/01/16; until paid; plus prior accrued late charges of \$4,700.00; plus advances of \$83,840.68; 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 property and its interest therein; and prepayment penalties/premiums, if applicable WHEREFORE, notice hereby is given that the undersigned trustee will on November 9, 2017 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 not 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 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 and are incorporated by this reference. You may also access sale status at www.northwesttrustee.com and www.USA-Fore closure.com. For further information, please contact: Nanci Lambert Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 586-1900 Lisec, Katherine A. and Benjamin R. (TS# 8239.20055) 1002.288049-File No.

(Aug. 2, 9, 16, 23, 2017)

**IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF POLK No. 17PB05599 - Probate**

In the Matter of the Estate of Margaret C. Arndt, Deceased  
 Notice is hereby given that by Order of the Circuit Court of the State of Oregon for Polk County, Probate No. 17PB05599, Natalie K. Arndt has been appointed Personal Representative of the ESTATE OF MARGARET C. ARNDT, deceased.

All persons having claims against said estate are required to present such claims, with proper vouchers, to the undersigned Personal Representative, c/o Sarah K. Rinehart, Attorney at Law, 117 Commercial Street NE, Suite 300, Salem, Oregon 97301, within four (4) months after the date of first publication of this notice, or the claims may be barred.

All persons whose rights may be affected by these proceedings may obtain additional information from the Personal Representative, the attorney for the Personal Representative, or from the records of the court.

Dated and first published August 16, 2017.  
 Natalie K. Arndt  
 Personal Representative  
 Sarah K. Rinehart,  
 Attorney at Law  
 OSB# 821142  
 117 Commercial Street NE,  
 Suite 300  
 Salem, Oregon 97301  
 Attorney for  
 Personal Representative

(Aug. 16, 23, 30, 2017)

**Notice of Civil Forfeiture**

Posted: 8/2/2017  
 On 4/19/2017 a case involving the illegal possession and distribution of controlled substances was conducted by members of the Polk County Sheriff's Office. As a result of that investigation members of the Polk Interagency Narcotics Team (POINT) seized \$1,514.00 in cash from James Tidwell. Notice of forfeiture in the case was provided to Mr. Tidwell. The seizure was documented under case number DAS17000782.

On 4/25/2017 a case involving the illegal possession and distribution of heroin was concluded by the Polk Interagency Narcotics Team (POINT). As a result of the investigation POINT detectives took Levi McCleskey into custody on several counts of felony drug related charges. POINT also seized \$1,355.00 in cash, a 1 ounce gold bar and a 1797 Turban Head gold eagle coin from Mr. McCleskey. Notice of forfeiture in the case was provided to Mr. McCleskey. The seizure was documented under case number DAS17000833.

On 6/9/2017 a case involving the illegal possession and distribution of heroin was concluded by the Polk Interagency Narcotics Team (POINT). As a result of the investigation POINT detectives took Eian Robertson, Michael Mesa and George Novakovskiy into custody on several counts of felony drug related crimes. POINT also seized \$573.00 in cash from Mr. Robertson. Notice of forfeiture were provided to Eian Robertson, Michael Mesa, George Novakovskiy and Yuliya Kuznetsova. The seizure was documented under case number DAS17001224.

To claim an interest in any of the above listed cases, you must file a written claim with the forfeiture counsel named below. The written claim must be signed by you, sworn to under penalty of perjury before a notary public, and state: (a) Your true name; (b) The address at which you will accept future mailings from the court and forfeiture counsel; and (c) A statement that you have an interest in the seized property. The motion 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.

Forfeiture Counsel:  
 Deputy District Attorney  
 Sarah Shepherd  
 Polk County  
 District Attorney's Office  
 850 Main Street,  
 Dallas, OR 97338  
 503-623-9268

(Aug. 2, 9, 16, 23, 2017)

**TRUSTEE'S NOTICE OF SALE**

The Trust Deed to be foreclosed pursuant to Oregon law is referred to as follows (the "Trust Deed"):

Grantors: Shawn M. Lyday and Cheryl A. O'Hara  
 Trustee: Ticor Title  
 Beneficiary: O.S.U. Federal Credit Union, nka Oregon State Credit Union  
 Date: August 2, 2013  
 Recording Date: August 2, 2013  
 Recording Reference: 2013-008409  
 County of Recording: Polk County

The Successor Trustee is Patrick L. Stevens and the mailing address of the Successor Trustee is: Patrick L. Stevens, Successor Trustee, Hutchinson, Cox, Coons, Orr & Sherlock, P.C., PO Box 10886, Eugene, OR 97440.

The Trust Deed covers the following described real property in the County of Polk and State of Oregon, ("the Property"):

Parcel 3 of PARTITION PLAT NO. 2006-08, in the City of Falls City, Polk County, Oregon, recorded March 14, 2006 in Volume 2006, Page 08, Polk County Records Book of Partition Plats, Polk County, Oregon.

Commonly known as: 101 Montgomery Street, Falls City, OR 97344.

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:

The monthly installment payments beginning March 1, 2016 and continuing through the installment due April 1, 2017; plus interest and late charges; real property taxes, plus interest and penalties; and other liens and penalties. Total default as of April 3, 2017 is \$11,824.42.

By reason of said 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:

\$116,719.62 principal balance, plus unpaid interest, taxes and insurance through and including April 3, 2017 in the amount of \$7,180.73, together with the sum of \$29.55 which represents unpaid late charges, together with interest on the principal sum of \$116,719.62 at the rate of 4.125% per annum from April 4, 2017 until paid, together with insurance paid by the Beneficiary on the property, late charges and penalties, trustee fees, attorney fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the trust deed.

The date, time and place of the sale is:

Date and Time: September 27, 2017 11:00 a.m.  
 Place: Polk County Courthouse, 850 Main St., Dallas, OR 97338

**NOTICE TO RESIDENTIAL TENANTS**

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for September 27, 2017. The date of this sale may be postponed. Unless the lender that is foreclosing on this property is paid before the sale date, the foreclosure will go through and someone new will own this property. After the sale, the new owner is required to provide you with contact information and notice that the sale took place.

The following information applies to you only if you are a bona fide tenant occupying and renting this property as a residential dwelling under a legitimate rental agreement. The information does not apply to you if you own this property or if you are not a bona fide residential tenant.

If the foreclosure sale goes through, the new owner will have the right to require you to move out. Before the new owner can require you to move, the new owner must provide you with written notice that specifies the date by which you must move out. If you do not leave before the move-out date, the new owner can have the sheriff remove you from the property after a court hearing. You will receive notice of the court hearing.

**PROTECTION FROM EVICTION**

IF YOU ARE A BONA FIDE TENANT OCCUPYING AND RENTING THIS PROPERTY AS A RESIDENTIAL DWELLING, YOU HAVE THE RIGHT TO CONTINUE LIVING IN THIS PROPERTY AFTER THE FORECLOSURE SALE FOR:

• THE REMAINDER OF YOUR FIXED TERM LEASE, IF YOU HAVE A FIXED TERM LEASE; OR

• AT LEAST 90 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE.

If the new owner wants to move in and use this property as a primary residence, the new owner can give you written notice and require you to move out after 90 days, even though you have a fixed term lease with more than 90 days left.

You must be provided with at least 90 days' written notice after the foreclosure sale before you can be required to move.

A bona fide tenant is a residential tenant who is not the borrower (property owner) or a child, spouse or parent of the borrower, and whose rental agreement:

• Is the result of an arm's-length transaction;

• Requires the payment of rent that is not substantially less than fair market rent for the property, unless the rent is reduced or subsidized due to a federal, state or local subsidy; and

• Was entered into prior to the date of the foreclosure sale.

**ABOUT YOUR TENANCY BETWEEN NOW AND THE FORECLOSURE SALE:**

RENT  
 YOU SHOULD CONTINUE TO PAY RENT TO YOUR LANDLORD UNTIL THE PROPERTY IS SOLD OR UNTIL A COURT TELLS YOU OTHERWISE. IF YOU DO NOT PAY RENT, YOU CAN BE EVICTED. BE SURE TO KEEP PROOF OF ANY PAYMENTS YOU MAKE.

**SECURITY DEPOSIT**

You may apply your security deposit and any rent you paid in advance against the current rent you owe your landlord as provided in ORS 90.367. To do this, you must notify your landlord in writing that you want to subtract the amount of your security deposit or prepaid rent from your rent payment. You may do this only for the rent you owe your current landlord. If you do this, you must do so before the foreclosure sale. The business or individual who buys this property at the foreclosure sale is not responsible to you for any deposit or prepaid rent you paid to your landlord.

**ABOUT YOUR TENANCY AFTER THE FORECLOSURE SALE:**

The new owner that buys this property at the foreclosure sale may be willing to allow you to stay as a tenant instead of requiring you to move out after 90 days or at the end of your fixed term lease. After the sale, you should receive a written notice informing you that the sale took place and giving you the new owner's name and contact information. You should contact the new owner if you would like to stay. If the new owner accepts rent from you, signs a new residential rental agreement with you or does not notify you in writing within 30 days after the date of the foreclosure sale that you must move out, the new owner becomes your new landlord and must maintain the property. Otherwise:

• You do not owe rent;

• The new owner is not your landlord and is not responsible for maintaining the property on your behalf; and

• You must move out by the date the new owner specifies in a notice to you.

The new owner may offer to pay your moving expenses and any other costs or amounts you and the new owner agree on in exchange for your agreement to leave the premises in less than 90 days or before your fixed term lease expires. You should speak with a lawyer to fully understand your rights before making any decisions regarding your tenancy.

**IT IS UNLAWFUL FOR ANY PERSON TO TRY TO FORCE YOU TO LEAVE YOUR DWELLING UNIT WITHOUT FIRST GIVING YOU WRITTEN NOTICE AND GOING TO COURT TO EVICT YOU. FOR MORE INFORMATION ABOUT YOUR RIGHTS, YOU SHOULD CONSULT A LAWYER.**

If you believe you need legal assistance, contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice. If you do not have enough money to pay a lawyer and are otherwise eligible, you may be able to receive legal assistance for free. Information about whom to contact for free legal assistance is included with this notice.

**RIGHT TO CURE**

The right exists under ORS 86.753 to have this foreclosure proceeding dismissed and the Trust Deed reinstated by doing all of the following at any time that is not later than five days before the date last set for the sale:

(1)Paying to the Beneficiary the entire amount then due (other than such portion as would not then be due, had no default occurred);

(2)Curing any other default complained of herein that is capable of being cured by tendering the performance required under the Trust Deed; and

(3)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 ORS 86.753.

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 the Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

We are a debt collector attempting to collect a debt and any information we obtain will be used to collect the debt.

Cashier's checks for the foreclosure sale must be payable to Oregon State Credit Union.

Dated: June 5, 2017.  
 Patrick L. Stevens,  
 Successor Trustee  
 Hutchinson, Cox, Coons,  
 Orr & Sherlock, P.C.  
 Attorneys at Law  
 PO Box 10886  
 Eugene, OR 97440  
 Phone: (541) 686-9160  
 Fax: (541) 343-8693  
 Date of First Publication:  
 June 14, 2017

Date of Last Publication:  
 July 5, 2017

(July 26; Aug. 2, 9, 16, 2017)

**TRUSTEE'S NOTICE OF SALE**  
 TS No.: 056923-OR Loan No.: \*\*\*\*\*7034 Reference is made to that certain trust deed (the "Deed of Trust") executed by GREG OVERHOLT, AND HEATHER OVERHOLT, as Grantor, to FIDELITY NATIONAL TITLE, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR COUNTRY-WIDE MORTGAGE VENTURES, LLC DBA ONPOINT MORTGAGE, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS., as Beneficiary, dated 1/2/2008, recorded 1/9/2008, as Instrument No. 2008-000345, in the Official Records of Polk County, Oregon, which covers the following described real property situated in Polk County, Oregon: LOT 4, BLOCK "M", WATER'S ADDITION TO THE WEST SALEM, SALEM, POLK COUNTY, OREGON APN: 07321-DB-11900 Commonly known as: 1126 6TH ST NW SALEM, OR 97304 The current beneficiary is: DITECH FINANCIAL LLC 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:	No.	Total:
Amount		
08/01/16 thru 12/01/16	5	\$764.54
01/01/17 thru 06/01/17	6	\$722.23
Late Charges:		\$4,333.38
Beneficiary Advances:		\$253.44
		\$1,059.04
Total Required to Reinstale:		\$9,468.56
TOTAL REQUIRED TO PAY-OFF:		\$104,066.84

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 \$98,578.29 together with interest thereon at the rate of 3.75 % per annum, from 7/1/2016 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 11/6/2017, at the hour of 9:00 AM, standard time, as established by ORS 187.110, AT THE FRONT 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 this 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: 6/29/2017 CLEAR RECON CORP 111 SW Columbia Street #950 Portland, OR 97201 Phone: 858-750-7600 866-931-0036 Shella Domilos, Authorized Signatory of Trustee

Delinquent Payments:

Dates:

Amount

08/01/16 thru 01/01/17

2

\$1,959.28

02/01/17 thru 07/01/17

6

\$2,074.47

Late Charges:

\$483.33

Beneficiary Advances:

\$1,011.00

Total Required to Reinstale:

\$17,859.71

TOTAL REQUIRED TO PAY-OFF:

\$365,210.65

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 \$353,040.53 together with interest thereon at the rate of 3.875 % per annum, from 11/1/2016 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 12/7/2017, 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: 7/24/2017 CLEAR RECON CORP 111 SW Columbia Street #950 Portland, OR 97201 Phone: 858-750-7600 866-931-0036 Shella Domilos, Authorized Signatory of Trustee

(July 26; Aug. 2, 9, 16, 2017)

**TRUSTEE'S NOTICE OF SALE**  
 TS No.: 057436-OR Loan No.: \*\*\*\*\*3156 Reference is made to that certain trust deed (the "Deed of Trust") executed by DAVID O CUPP SR AND JOYCE A CUPP, as Grantor, to TICOR TITLE COMPANY, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR BANC OF CALIFORNIA, NATIONAL ASSOCIATION, DBA BANC HOME LOANS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS., as Beneficiary, dated 12/28/2015, recorded 12/31/2015, as Instrument No. 2015-013962, in the Official Records of Polk County, Oregon, which covers the following described real property situated in Polk County, Oregon: TRACT 1 BEGINNING AT A POINT ON THE EAST LINE OF SECTION 13, 330.0 FEET SOUTH OF THE QUARTER CORNER COMMON TO SECTIONS 13 AND 18, TOWNSHIP 6 SOUTH, RANGE 8 WEST OF THE WILLAMETTE MERIDIAN, POLK COUNTY, STATE OF OREGON; FROM THE POINT OF BEGINNING THENCE SOUTH ALONG THE SECTION LINE 357.3 FEET TO A POINT; THENCE SOUTH 88° 52' 40" WEST 992.2 FEET, MORE OR LESS, TO AN IRON ROD; THENCE NORTH 36° 33' 36" WEST 128.2 FEET TO AN IRON ROD; THENCE NORTH 0° 21' 43" WEST 68.2 FEET TO AN IRON ROD; THENCE NORTH 55° 48' 30" WEST 236.8 FEET TO AN IRON ROD; THENCE NORTH 1° 17' 30" WEST 47.8 FEET TO AN IRON ROD; THENCE NORTH 88° 52' 40" EAST 1256.3 FEET, MORE OR LESS TO THE POINT OF BEGINNING. TRACT 2: THE NORTH 330 FEET OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 8 WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON. APN: 288213 // 06813D000100 Commonly known as: 28250 ANDY RIGGS RD GRAND RONDE, OR 97347 The current beneficiary is: BANC OF CALIFORNIA, NATIONAL ASSOCIATION 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:

Amount

12/01/16 thru 01/01/17

2

\$1,959.28

02/01/17 thru 07/01/17

6

\$2,074.47

Late Charges:

\$483.33

Beneficiary Advances:

\$1,011.00

Total Required to Reinstale:

\$17,859.71

TOTAL REQUIRED TO PAY-OFF:

\$365,210.65

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 \$353,040.53 together with interest thereon at the rate of 3.875 % per annum, from 11/1/2016 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 12/7/2017, 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: 7/24/2017 CLEAR RECON CORP 111 SW Columbia Street #950 Portland, OR 97201 Phone: 858-750-7600