

# PUBLIC NOTICES

**TRUSTEE'S NOTICE OF SALE** T.S. No.: OR-17-772424-AJ Reference is made to that certain deed made by, KELLY CHAPMAN AND HEIDI CHAPMAN, HUSBAND AND WIFE as Grantor to FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, as trustee, in favor of WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES, as Beneficiary, dated 6/25/2004, recorded 6/28/2004, in official records of POLK County, Oregon in book/reel/volume No. and/or as fee/file/instrument/microfilm / reception number 2004-010419 and subsequently assigned or transferred by operation of law to WELLS FARGO BANK, N.A. covering the following described real property situated in said County, and State, to-wit: APN: 562318 07529-AC-05200 LOT 11, BLOCK 3, NORTH OAKS ADDITION PHASE IV, IN THE CITY OF DALLAS, POLK COUNTY, OREGON Commonly known as: 592 NW EVE ST, DALLAS, OR 97338-1074 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 sum: TOTAL REQUIRED TO REINSTATE: \$10,107.30 TOTAL REQUIRED TO PAYOFF: \$209,713.72 Because of interest, late charges, and other charges that may vary from day-to-day, the amount due on the day you pay may be greater. It will be necessary for you to contact the Trustee before the time you tender reinstatement or the payoff amount so that you may be advised of the exact amount you will be required to pay. 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 1/1/2017, 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 beneficiary's 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 payoff. 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 10/30/2017 at the hour of 1:00PM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, inside the new lobby of the Jefferson Street Entrance of the Polk County Courthouse, located at 850 Main Street, Dallas, OR 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 KELLY CHAPMAN 592 NW EVE ST DALLAS, OR 97338-1074 Original Borrower HEIDI CHAPMAN 592 NW EVE ST DALLAS, OR 97338-1074 Original Borrower For Sale Information Call: 916-939-0772 or Login to: www.nationwideposting.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 FED-

ERAL 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-17-772424-AJ Dated: 6/21/2017 Quality Loan Service Corporation of Washington, as Trustee Signature By: \_\_\_\_\_ Maria Montana, 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 #0129590 8/23/2017 8/30/2017 9/6/2017 9/13/2017

(Aug. 23, 30; Sept. 6, 13, 2017)

This is an action for Judicial Foreclosure of real property commonly known as 1291 ELLIS ST SW, DALLAS, OR 97338. A motion or answer must be given to the court clerk or administrator within 30 days of the date of the first publication specified herein along with the required filing fee.

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF POLK HOMESTREET BANK, Plaintiff, v. THE ESTATE OF V. LEE HOWARD AKA VICTORIA LEE HOWARD; THE UNKNOWN HEIRS, ASSIGNS AND DEVICES OF V. LEE HOWARD AKA VICTORIA LEE HOWARD; TRAVIS DAHLSTROM; KELSEY DAHLSTROM; U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, N.D.; THE STATE OF OREGON DEPARTMENT OF REVENUE; CITIBANK SOUTH DAKOTA N.A.; MIDLAND FUNDING, LLC; CONVERGING CAPITAL, LLC AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1291 ELLIS ST SW, DALLAS, OR 97338, Defendants.

Case No. 17CV08967 SUMMONS ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1291 ELLIS ST SW, DALLAS, OR 97338 TO DEFENDANTS ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1291 ELLIS ST SW, DALLAS, OR 97338: IN THE NAME OF THE STATE OF OREGON: You are hereby required to appear and defend the action filed against you in the above-entitled cause within 30 days from the date of service of this Summons upon you; and if you fail to appear and defend, for want thereof, the Plaintiff will apply to the court for the relief demanded therein. Dated: 8/10/2017 ALDRIDGE PITE, LLP By: /s/Katie L. Riggs Katie L. Riggs, OSB #095861 (858) 750-7600 (503) 222-2260 (Facsimile) kriggs@aldridgepite.com Aldridge Pite, LLP 111 SW Columbia Street, Suite 950 Portland, OR 97201 Of Attorneys for Plaintiff HOMESTREET BANK NOTICE TO DEFENDANT/ DEFENDANTS PLEASE 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" must be given to the court clerk or administrator within 30 days (or 60 days for Defendant United States or State of Oregon Department of Revenue) 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 contact the Oregon State Bar's Lawyer Referral Service online at www.oregonstatebar.org or by calling (503) 684-3763 (in the Portland metropolitan area) or toll-free elsewhere in Oregon at (800) 452-7636.

(Aug. 23, 30; Sept. 6, 13, 2017)

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

In the Matter of the Estate of RODDIE ROSS COWAN, Deceased,

No. 17PB06009. 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 Teresa Ozias, 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 23rd day of August, 2017. Donald Dodson Personal Representative TERESA OZIAS SHETTERLY, IRICK & OZIAS Attorneys at Law PO Box 105 Dallas, Oregon 97338 Telephone: 503-623-6695 Fax: 503-623-6698

(Aug. 23, 30; Sept. 6, 2017)

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF POLK No. 17PB06135- Probate In the Matter of the Estate of Dorothy Mae Hansen, Deceased

Notice is hereby given that by Order of the Circuit Court of the State of Oregon for Polk County, Probate No. 17PB06135, Rodney D. Hansen has been appointed Personal Representative of the ESTATE OF DOROTHY MAE HANSEN, 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 30, 2017. Rodney D. Hansen Personal Representative Sarah K. Rinehart, Attorney at Law OSB# 821142 117 Commercial Street NE, Suite 300 Salem, Oregon 97301 Attorney for Personal Representative

(Aug. 30; Sept. 6, 13, 2017)

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

In the Matter of the Estate of OPAL NADEEN HALLMARK, Deceased.

Case No. 17PB06175 NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that JUDITH BAXTER 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 30th day of August, 2017.

Ryan E. Gibb, OSB #972693 PERSONAL REPRESENTATIVE Judith Baxter 287 Stoneway Dr NW Salem, OR 97304 (503) 365-8639 ATTORNEY Ryan E. Gibb, OSB #972693 DOUGLAS, CONROYD, 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: Ryanodcm-1aw.com

(Aug. 30; Sept. 6, 13, 2017)

Estate of KATHLEEN MAUREEN WRIGHT Notice to Interested Persons (17PB04353)

In the Circuit Court of the State of Oregon for the County of Polk, Probate Department. In the Matter of the Estate of Kathleen Maureen Wright, Deceased.

Notice is hereby given that STAN W. BUTTERFIELD has been appointed as the personal representative of the above estate. All persons having claims against the estate are required to present them to the undersigned personal representative in care of the undersigned attorney at: 946 SE Uglov Ave., Dallas, OR 97338 within four months after the date of first publication of this notice, as stated below, or such claims may be barred.

All persons whose rights may be affected by the proceedings in this estate may obtain additional information from the records of the Court, the personal representative, or the attorney for the personal representative.

Dated and first published August 30, 2017.

Stan W. Butterfield, Personal Representative of the Estate of Kathleen Maurine Wright, Deceased Stan Butterfield, OSB No. 040535 Attorney at Law, P.C. 946 SE Uglov Ave. Dallas, OR 97338 Attorney and Personal Representative

(Aug. 30; Sept. 6, 13, 2017)

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative of the Estate of Mildred L. Hackett, deceased, Polk County Circuit Court Case No. 17PB06173. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned personal representative at 1020 Liberty 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 attorneys for the personal representative.

Dated and first published: August 30, 2017. Barbara R. Goll Personal Representative Collier Law Ryan W. Collier, OSB No. 972385

Attorneys for Personal Representative 1020 Liberty Street SE Salem, OR 97302 Phone: (503) 485-7224

(Aug. 30; Sept. 6, 13, 2017)

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Monmouth Planning Commission will hold a public hearing on Wednesday, September 20, 2017, at 7:00 p.m. at the Monmouth City Council Chambers, 144 S. Warren Street, to consider:

Conditional Use Permit 17-02 (CUP17-02) would allow development of a new Monmouth Power & Light facility on a 3.85-acre property identified as Assessor Map 8430, Tax Lots 603 and 700. The property is located in the 700 block of Helmick Road (Warren Street S.) and is zoned High Density Residential (RH).

The relevant standards and criteria are found in the Monmouth City Code Chapter 18.25: Conditional Uses and Chapter 18.60: High Density Residential (RH) Zone.

The Planning Commission will consider testimony which address the applicable criteria listed. The public hearing will be conducted in a manner, which permits testimony from the applicant and other interested parties. Any person desiring to speak either for or against the proposal may do so in person or by authorized representative at the public hearing. In addition, written comments may be submitted prior to the hearing with the City Recorder at City Hall. Written comments submitted to the City of Monmouth prior to the hearing date will be included in the staff report. The staff report will be available at the Monmouth City Hall at least seven (7) days prior to the hearing. The documents and evidence submitted by the applicant, copies of the applicable criteria, and the staff report are available for inspection at no cost and copies will be provided at reasonable cost.

FAILURE TO RAISE AN ISSUE ACCOMPANIED BY STATEMENTS OR EVIDENCE SUFFICIENT TO AFFORD THE PLANNING COMMISSION AND OTHER INTERESTED PARTIES AN OPPORTUNITY TO RESPOND TO THE ISSUE PRECLUDES APPEAL TO THE LAND USE BOARD OF APPEALS BASED ON THAT ISSUE.

For further information, contact Mark Fancey, Community Development Director, at (503) 751-0147 or mfancey@ci.monmouth.or.us.

(Aug. 30, 2017)

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

In the Matter of the Estate of CLARICE MAY WILLIAMS, Deceased.

No. 17PB06415

NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative. All persons having claims against the Estate are required to present their claims, with proper vouchers attached, within four months after the date of first publication of this notice, as stated below, to the attorney for the Personal Representative at: PO Box 220, Dallas, OR, 97338, or the claims may be barred.

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

Dated and first published August 30, 2017. George Williams Personal Representative ATTORNEY FOR PERSONAL REPRESENTATIVE: Stephen F. Mannenbach OSB #803000 PO Box 220 Dallas, OR 97338 (503) 623-6052 (503) 623-6053 fax mannenbachlaw@live.com

(Aug. 30; Sept. 6, 13, 2017)

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