

MARCH 15, 2016

BUSINESS

Tribune



WOMEN IN BUSINESS IS PORTLAND OPEN?

BY JOHN M. VINCENT

INSIDE

MINIMUM WAGE HIKE ▶

SMART MONEY: TAX TIME



YOUR BUSINESS: PORT OF VANCOUVER

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all hands raised

Education, Equity and Excellence
from Cradle to Career

Special Thanks

We also extend our deepest gratitude to Master of Ceremonies Courtenay Hameister, Musical Guest Soul Commanders, and our Headline Roaster Ian Karmel, who delivered a healthy dose of laughter. And to Emi Donis, Vice President, Chief Compliance Officer and Deputy General Counsel of Precision Castparts, Corp.; Carmen Rubio, Executive Director of Latino Network; and Portland Community College student Suntea'Ohna Floyd, all of whom represented the heart of our mission and reminded us of the importance of ensuring every child in Multnomah County has the opportunity to shine.

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WOMEN IN BUSINESS

PORTLAND'S SUPPORT OF WOMEN-OWNED BUSINESSES QUESTIONED

STUDY RANKS PORTLAND NEAR THE BOTTOM

Is Portland a good place for women to open a business? Apparently, it depends on whom you ask.

Consumer information website WalletHub recently ranked Portland number 91 out of 100 in a study of Best and Worst Cities for Women-Owned Businesses. While the metrics used in the study appear on the surface to be solid, it's hard to find business owners in Portland who agree with the tenor of the findings.

While many admit that Portland has its challenges, they also see great opportunities in the city and have achieved success operating here.

"We got to a point in our business where we could open a second location in Northeast Portland," says Lisa Watson of Cupcake Jones. "It was scary. It was really exciting, and it's doing great."

Most agree that business success in Portland is dependent on successful networking, not just with other women in business, but also with the community as a whole.

"It's very much a town of who you know," says Lindsey Charlet, founder and CEO of HUB Collective LTD. "A lot of people who don't have connections would find it more difficult." HUB Collective LTD is a multi-disciplinary design studio based on Portland's waterfront.

American Express Open, in a 2015 study, also has a different outlook on Portland, ranking it second in terms of the

growth in the economic strength of women-owned businesses.

It ain't easy here

Perhaps the biggest cause for Portland's downgrade on the WalletHub study stems from another of its studies that it uses as a foundation for the women-owned business study. It ranks Portland 139th of 150 in places to start any small business, let alone a business owned by a woman.

"It's definitely difficult here to open a small business, but I haven't found it to be gender based," Watson tells the Business Tribune. "There are a lot of things that happen in city government that eventually end up on the shoulders of small business."

Watson cites Portland's paid sick leave policy as an example. "Whenever an employee calls in sick, you're paying 2.5 times the wages for the same work," she says, because replacing the employee often requires overtime to be paid to another employee. Minimum wage rules will put more pressure on small businesses that are already operating at a slim margin, she adds.

Like Portland's housing prices and apartment rental costs, lease costs are also rapidly rising, according to several business owners. It puts disproportionate pressure on the city's fragile, emerging small businesses that are often operating on razor thin margins and trying to reinvest every penny into the growth of the endeavor.

BY JOHN M. VINCENT

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PAMPLIN MEDIA GROUP: JOHN M. VINCENT

Lindsey Charlet, Founder and CEO of HUB Collective LTD, helps other business owners by talking about building authentic success during a recent webinar. Charlet's design firm has its roots in her experience working as a Nike subcontractor, and the Beaverton sports apparel company remains a major client.

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From logging to blogging

Also downgrading Portland's results were its percentage of women-owned businesses and the total percentage of employees in the study area that are employed by women-owned businesses.

Wendy Lane Stevens of Lane Communications has a theory for the disparity, and it stems from our history of being a resource-based economy, a history where there simply weren't a high number of businesses run by women.

The American Express Open study lends credence to her theory, as it shows great growth for women-owned businesses as the region's economy has become more diverse and entrepreneurial.

Stevens started her company in Portland 25 years ago, growing it to millions in annual billings and 30 employees.

The American Express Open study found that while the number of women-owned businesses increases at rates exceeding the national average by a wide margin, they remain smaller than the average firm. It's estimated that there were 9.4 million women-owned firms in the U.S. in 2015. They generated \$1.5 trillion in revenue and provided 7.9 million jobs, according to the AMEX Open study.

"Oh this looks really fun." No.

Several successful women in Portland's small business community agreed that research and experience before you jump is critical. "You need to know that the business is there," says Charlet. "Don't just start a business to start one," she says.

Watson agrees. "I truly believe that the high failure rate is because people jump into things that they don't have experience in," she says. "Oh, this looks really fun," isn't a good enough reason to go into business she says, you need to "get industry relevant experience."

Emily Anderson, director of business developer for franchise consultant FranNet of Oregon sees the same issue with people looking at franchise opportunities. "They



Lisa Watson of Cupcake Jones says that Portland can be a challenging place for small businesses, but doesn't experience significant gender bias in those obstacles. She recently opened a successful second location in Northeast Portland.

**PAMPLIN MEDIA GROUP:
JOHN M. VINCENT**

leap before they look. People are drawn to a brand that they are most familiar with, but that does not mean that ownership is going to meet their personal and financial goal."

"Is my business the right vehicle for reaching those goals?" is a critical question that they must answer, Anderson says.

Network, network, network

Networking is also essential, according to the business owners. It can take on many forms, some formal, and some casual. From get-togethers among owners, to more formal advisory boards, outside knowledge can provide information and opportunities not apparent to women who remain isolated.

Portland has dozens of meet-ups

for women business owners, and several support organizations for entrepreneurs.

HUB's Charlet is more structured in her networking and support systems. She's a huge advocate in the idea of using informational interviews to gather knowledge. "I found mentors that had something to teach me," she says. Knowing how to interview is also important, she says, being open to listening to the answer and not focused on your questions or taking notes.

After opening her business, moving from being an independent freelancer, to a business owner with employees, Charlet realized that she needed help, even in answering the most basic of business questions. She formed an advisory board of trusted friends, colleagues and

professionals. The group needs to share a vision for the future of the company, she says, and not be there for personal gain.

Her questions for the group started with conundrums as simple as "Do I need a locking file cabinet?" (Yes) and evolved to questions of the shape and direction of the company as it grew. She's now 12 years in, and the board's makeup has changed, but its goal remains supporting the mission of the company.

Finally, all agree on the need for passion in your business, and staying true to your values. When Charlet found her firm straying from its principles in a quest for an ambitious goal it was a shock. Fortunately, for HUB, they were able to return to the values that helped form the foundation for the business, before

Franchising opportunities

Over the last five years, there's been a 36 percent increase in the number of women buying franchises, according to franchising consultant group FranNet.

Emily Anderson, director of business development for FranNet of Oregon cites a number of factors for the increase. "What franchising offers women is the ability to leverage skillsets that cannot be replaced by technology," she tells the Business Tribune.

"Franchises offer some level of predictability in terms of income and stability."

A legally required franchise disclosure document provides a degree of transparency that is not available for existing or start-up independent businesses. Opportunities are available across 80 industries, according to Anderson.

Businesses can be very active or semi-passive for owners, which can be attractive for women looking for an appropriate work/life balance. Some are home-based, while others require locations that are researched and vetted by the franchise's parent company.

Anderson recommends a high degree of research be done into whatever venture you're looking at. "What are my short and long-term goals," she asks. "How do I want to be spending my energy when my son is 7, 10, or 18 years-old?"



ANDERSON

irreparable damage was done.

"Once they became clear, that changed the culture," Charlet tells the Business Tribune, "and it changed how we were going after work. Now it's coming from a place of authenticity."

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Take time to guard your tax information

The IRS now tells us that more than 700,000 American taxpayers had their accounts compromised by hackers who stole personal information, including Social Security numbers, last year. This month the federal tax collection agency is sending letters to those affected taxpayers. If you are one of them, the IRS gives you free Equifax identity theft protection for a year and will provide “extra scrutiny” to tax returns associated with your Social Security number, as a way to check for fraud.

Meanwhile, the rest of us preparing our 2015 tax returns should be on the lookout for these taxpaying schemes and rip-offs:

Phone scams

Phone calls from criminals impersonating IRS agents remain an ongoing threat to taxpayers, the IRS says. There has been a surge of these phone scams in recent years that target immigrants and others less familiar with the law. Scam artists threaten taxpayers with police arrest, deportation and license revocation, among other things.

Phishing

Be on guard against fake emails or web sites set up to steal personal information. The IRS will never send you an email about a bill or refund. Do not click on one claiming to be from the IRS.

Identity Theft

Be careful with your personal information, online. Change your passwords often on bank accounts and other sensitive accounts. Fraudsters will try to use your Social Security number and other info to steal your refund, leaving you with big headaches.

Return preparer fraud

The vast majority of tax professionals provide honest, high-quality service and are an essential part of the tax system. There are some dishonest preparers who set up shop during filing season to perpetrate refund fraud, identity theft and other scams that hurt taxpayers. Be wary of promises of big refunds. Never sign a blank return. Make sure your refund comes directly to you. It's against the law to charge a fee based on a percentage of your refund.

**Julia
Anderson**



SMART MONEY

Federal U.S. income tax facts

Who does NOT pay federal income tax?

Most Americans reporting \$47,000 a year or less in income, do not pay income tax. They may pay payroll taxes collected out of a pay check for Social Security and Medicare. This group includes 65 million workers or 20 percent of the population.

Who pays income tax? A middle group of taxpayers reporting between \$47,000 and \$134,000 of income, pay about 20 percent of all taxes collected. Meanwhile, the top 20 percent of wage earners making \$134,000 and above, pay more than 80 percent of all federal taxes collected.

Of those, the super rich — the hated 1 percent — who earn \$615,000 or more in annual income pay 45 percent of all the taxes collected. This group includes only 3 million people out of a total U.S. population of 328 million.

How much does the IRS collect in taxes each year? About \$1.2 trillion in taxes on \$13.7 trillion of reported income.

What is the estimated average 2015 federal tax refund? According to the IRS, \$2,800. Eight out of 10 filers qualify for a refund.

Need help? Use the tax tools at www.irs.gov where you can get tax forms and download tax tables.

Offshore Tax Avoidance

Do not try hiding money or income in an offshore account. The IRS will find you and prosecute you. To fix any such situation, go voluntarily to the IRS and get caught up on your tax-filing responsibilities.

Avoid temptation

Taxpayers should avoid the temptation of falsely inflating deductions or expenses on their returns to under pay what they owe or possibly receive larger refunds. Think twice before overstating deductions such as charitable contributions and business expenses or improperly claiming the Earned Income Tax Credit or Child Tax Credit. Avoid complex tax avoidance schemes and the people who create and sell them. Stay away from people peddling tax shelters that sound too good to be true. Get a second opinion on complex products they offer. You are legally responsible for what is on your return. Taxpayers who cheat and are caught face big bills to pay back taxes, interest and penalties. Oh, and possible jail time.

Julia Anderson writes for women about money and retirement planning at sixtyandsingle.com.

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Covering the News Spectrum

HIGHER AND FIRE?

New minimum wage brings out the economist in employers as they grapple with how to pay for the increases

Two out of every five Oregon jobs pay less than \$15.00 per hour and could potentially be affected by the minimum wage bill just signed by the governor, according to a recent report by Oregon's Employment Department.

The Legislature's decision to raise Oregon's minimum wage over four years to \$14.75 an hour will heavily affect Portland small businesses and their wage earners.

According to the report, "Small employers might be more affected by the increase than larger employers. Firms with between 5 and 49 employees have the highest concentration of jobs paying between \$9.26 and \$13.49 an hour, at more than 30%. The share of these jobs at the state's largest employers (500-plus) is about 22%."

Regional economist Amy Vander Vliet explains the data, and says that the state estimates that more than 203,000 jobs in Oregon will receive an hourly wage increase on July 1, 2016, when the first bump of the new minimum wage takes effect. That will raise the minimum wage in the Portland area to \$9.75 an hour.

In the third tier of Senate Bill 1532 (that's us, the Portland area) about 83,000 jobs paid less than \$9.75 and are potentially affected by the July 2016 increase. Vander Vliet's colleague Nick Beleiciks is the report's primary author.

The Business Tribune asked a few Portland businesses how the new law would change how they operate.

15 is the new 10

Five percent of Oregon workers in 2015 worked at or below the minimum wage of \$9.25, but most business owners the Tribune spoke to already pay an hourly rate over Oregon's current minimum wage. People like Sarah Shaoul, who owns Black Wagon, a children's clothing store on North Mississippi Avenue for fashion-forward parents and their progeny.

"I start them higher than minimum wage," says Shaoul, who employs six people. "It's really tough. I think all my employees should get paid more than they do, but there's the reality out there."

The minimum wage in Oregon is adjusted annually to account for inflation. The national minimum wage is stuck at \$7.25 per hour and was last increased in 2009.

Economist Vander Vliet provides more context.

"Oregon's 2016 minimum wage is the eighth-highest state minimum,"



Kooroush Shearan says he will have to increase his prices to pay his staff the new minimum wage of \$14.75 an hour, and that they won't really benefit because the price of everything will go up anyway.

TRIBUNE PHOTO
JOSEPH GALLIVAN

she notes. "Oregon had the second-highest minimum wage in the nation for years, behind Washington State, but that changed in 2016."

"Low-wage jobs are concentrated in food service, retail, recreational, and office occupations and in the leisure and hospitality, retail, and natural resource industries," says Vander Vliet. The impact of increases in the minimum wage would vary by location, she says.

Buffeted on several fronts

Shaoul has spent over twenty years in retail apparel. Her first business, Retread Threads, was located on Southwest Oak Street across from Powell's City of Books, on a block that long served as a sanctuary for independent businesses. Rising rents changed that. Retail market forces changed everything else, says Shaoul.

"Legislators really don't understand how small business works," she says, and the wage increase timing hurts. "A bunch of us just made it through the recession," she says. "Three small business owners I know rent their homes. I am worried for them."

Portland has a reputation of being unfriendly toward business. Shaoul says ignorance is a better description. "The City Council thinks that if you own a business you have wealth, but that's a big misconception. It's



Sarah Shaoul, who owns Black Wagon, a children's clothing store on N. Mississippi Avenue, served on the City of Portland's Small Business Advisory Council from 2009-2014. "Legislators really don't understand how small business works," she says, and the wage increase timing hurts.

PAMPLIN MEDIA GROUP:
MICHAELA BANCUD

time to start making Intel pay more taxes and stop looking at us little guys."

"The 'micropreneur' model, where people work without any employees, don't pay rent, and there's no job creation," hurts brick and mortar and the economy by extension, she says. "Between that and Amazon, it's killing us," Shaoul says.

It works like this. "Customers might admire the European brands we carry at Black Wagon and then find out how to get these brands themselves, and start selling them," explains Shaoul. "When their kid is napping, they can head to the basement and start packing orders."

Shaoul served on the City of Portland's Small Business Advisory Council from 2009-2014.

Blaming the governor

Kooroush Shearan is the owner and chef at Piattino, an Italian restaurant at 1140 N.W. Everett St. in the Pearl District. He's unhappy about the hike in minimum wage, and fearful of the consequences.

"How would you feel if the strawberries you buy for \$6, now you have to pay \$9? Obviously you're going to ask for more money. Everything's going to go up: rent, food, everything."

Piattino has 10 full- and part-time staff. They start at \$11 an hour.

Would he take some of their tips to reclaim some of the money? "No. But you can cut back on their hours, and the rest will have to work harder."

He says \$15 an hour plus tips

End Poverty Now

From the Oregon Employment Department report:

"Our analysis and report doesn't look at what impact an increase would have on poverty, but our research into other studies (nationwide) show that moderate increases in the minimum wage substantially increase the earnings of those at the bottom of the income distribution and reduce wage inequality. Negative employment effects of such policies are too small to have meaningful consequences for public policy. Our research also shows that the effects of large increases in the minimum wage are untested."

could come to \$40 or \$45 an hour. "Then utilities will go up, because people who work in the office at the electricity company will compare their wages to a waiter and demand more money."

He says the extra \$3 won't come out of his pocket; it will have to come out of the customer's pocket. "And remember the 7 percent Social Security tax you pay and the workers comp, and the payroll fee," he says, listing off a business owner's hidden expenses.

"Everything's going to go up. We should thank the governor for what she's done."

Pricier coffee looms

Across the street is Caffè Umbria, a stylish Italian cafe co-owned by Pasquale Madeddu. His 12 staff start at \$9.25. Most are on \$10 an hour plus tips, which they share. He estimates they make an average of \$15 an hour.

Madeddu is certain he will have to raise prices to get to \$14.75. "We will move everybody up (in wages) but it's inevitable coffee, pastries and food will go up."

A \$2 shot of espresso will go up to at least \$2.50.

"I don't know where we are going to be in three years. The only hope is I see, eventually we should be able to get more mature people, more professional, not just kids coming out of school." He doesn't think it will ever be like Europe, where barista is a career and restaurant staff rely on salaries, not tips.

Madeddu is one of the founders of Torrefazione Italia, which was an espresso pioneer on Northwest 23rd Avenue and was bought out by Starbucks. There are Caffè Umbrias in Seattle too, where they are looking at even faster wage hikes to \$15. Right now they are studying what to do. They price items with Oracle's MICROS software, a point of sale program. It looks at what's selling well, and it also calculates how long

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From page 7

staff worked when they clock in and out.

“The first thing, for sure, is going to be raising the price. Everything by at least 50 cents.”

Higher prices a stretch for consumers

Tommy Speigner opened his small business, Howl 'n Growl, on Northwest Front Avenue last July, hoping to stake a claim in a developing area where apartment buildings are rising all around it.

Speigner's business specializes in beer and coffee sold on site, and beer served in growlers to go. Since he opened, the nearby New Seasons and Stadium Fred Meyer grocery stores have added similar growler filling stations, and the Pearl Safeway has one under construction.

“The regulations, taxes, and burden seem to fall on small business more than the mid- to large-sized businesses,” says Speigner, who moved to Portland from Atlanta with his wife Krista.

“I've been surprised by the lack of income in Portland,” he says. “Most people I meet are in the \$20-\$30K range. There's this idea that all the people moving here have a lot of money but the renters here have little extra income.”



PAMPLIN MEDIA GROUP: JOSEPH GALLIVAN Pasquale Madeddu, co-owner of Caffè Umbria, says a shot of coffee will go up from \$2 to \$2.50 to meet the minimum wage hike. The company uses MICROS software to track inventory and wages, and will consult with its Seattle branches on how to proceed, given that the hike is happening there more quickly.

The new minimum wage increase won't affect him for now. He just hired his first employee at \$9.50 an hour and he doesn't pay himself. He needs two people on staff to run his business, usually himself and his wife working the taps. They've taken one day off work together so far.

“If I paid my new employee \$14.75 an hour now, it would be a pinch,” he says. “I'd work more and she'd work less.”

IKEA won't raise prices

In January, IKEA moved the minimum wage at its Portland store from \$9.56 to \$11.25. Alessandra Zini, IKEA Portland Store Manager, said in an email:

“We are totally supportive of this development in our state and we were heading in this direction anyway ... Fair wages and a strong compensation and benefit offer are not just good for co-workers; they are also good for our business. Ensuring a great work environment is essential for our success. It's especially important as we are anticipating growth and expansion in the US.”

Zini said the store has hired 30 new people since the raise and has reduced staff turnover. “Each new co-worker that we bring into IKEA costs us thousands of dollars, so lower co-worker turnover is good for our bottom line. Will our prices go up as a result of the minimum wage increase? The simple answer is no.”

It's the economists ...

Joe Cortright, the president and principal economist for Impresa Consulting, will tell you up front that no one really knows what's going to happen as a result of the minimum wage increase. Will it trigger unemployment, as bosses decide they can't afford their most

basic laborers?

“Modest raises have no impact on employment,” he says. “The question is, where is the threshold?”

He does think that having four years until the highest rate kicks in gives businesses enough time to plan and react.

“I think a lot of employers will use workers more efficiently, give them better training, organize their work differently. They've got to get \$14.75 out of them.” Higher wages should reduce staff turnover and thus save money on training. And employers are already being more efficient where they can, for example installing tablets in casual restaurants for ordering food. “We're used to ATMs now. Tellers do more than just count money now.”

Cortright says the fact that Oregon has had a relatively high minimum for several years, and has 4.4 percent unemployment, is a good sign. “We have very robust growth, so right now I don't think it would be an impediment.”

He adds that people who earn it will spend it and stimulate the local economy. “Higher wages are not magic but there is a feedback loop.”

Tom Potiowsky, director of the Northwest Economic Research Center at Portland State University,

says employers in competitive fields will have to decide whether to pass the new cost forward — by raising prices — or back, by cutting staff or benefits.

One problem could be healthcare providers who are paid by Medicare, which might not be able to raise its rates willy nilly.

Potiowsky says the new rate might affect who cuts the grass at Intel or the catering at a Nike party, but the economy isn't going to fall off a cliff.

“I think it should be raised, and the gradual increase is a good idea, but I don't think it should go to where it is going (\$14.75).”

The Portland Business Alliance opposed the increase, although they preferred it at state level than at a local level or through the ballot.

Sandra McDonough, the PBA's president and CEO, said in a statement:

“We remain concerned that the bill did not include incentives for training, which could have negative impacts on young people and other vulnerable populations. We hope this issue, as well as potential adverse impacts unique to Oregon's rural economy, will be on the table in the 2017 legislative session.”

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YOUR BUSINESS



COURTESY: LITTLE BIG BURGER

Little Big Burger continues to expand, opening an outlet at Beaverton's Progress Ridge Town Square later this year.

Little Big Burger expands to Progress Ridge

By GEOFF PURSINGER
Pamplin Media Group

It's small. It's big. It's coming to a shopping center near you.

Little Big Burger, the popular Portland burger chain, announced last week that it's planning its first suburban location at Beaverton's Progress Ridge Townsquare later this year.

The restaurant made a name for itself in the Rose City offering a simple menu of burgers, beer, fries and floats. From its initial location in the Pearl District in 2010, the company has expanded to seven locations across Portland and Eugene, with another on the way in Lloyd District.

"We are very pleased to expand our presence in the Port-

land market with the upcoming addition of our tenth location," said Adrian Oca, director of operations for the Pacific Northwest for Chanticleer Holdings, which owns Little Big Burger. "Like many others in the area, I work in Portland and live on the Westside. The Little Big Burger at Progress Ridge will be the first in that community, and a convenient and welcome addition for Westside dwellers who are already loyal to the brand as well as to a new audience of diners in Beaverton and Tigard."

Chanticleer Holdings, based in Charlotte, N.C. purchased Little Big Burger last year for more than \$6 million.

The company is also planning 10 more stores in the Seattle area.

Intel Educaion Accelerator Opens Applications for 2016 Cohort

Intel Education and Intel Capital are now accepting applications for the 2016 cohort of the Intel Education Accelerator, a specialized accelerator program for education technology startups. Launched in April 2015, the four-month program provides selected companies with guidance and mentoring from education, technology and business experts; the opportunity to utilize Intel's global reach and relationships; and investments of up to \$100,000 from Intel Capital. To apply to the Intel Education Accelerator, companies can visit Intel.com/EduAccelerator and fill out the online application by April 22, 2016 at 12 p.m. PDT.

Erickson supports military helo projects

Erickson Incorporated, a leading global provider of aviation services, has increased its support of legacy military aircraft with several key project updates.

"We have more than 200 mechanics and engineers on our team at Erickson," said Kerry Jarandson, Erickson's Vice President of MRO and Manufacturing. "They have taken our existing offering of services for legacy aircraft, and consistently improved the end product through innovations in avionics, rotor blades and more."

Projects include:

MH-53E Sea Dragon Refurbishment. Erickson was subcontracted for the complete refurbishment of two MH-53E helicopters. This is the first contract awarded by the U.S. Navy for a depot-level maintenance event of a MH-53E helicopter to a commercial contractor.

CH-53 Super Stallion Tail Pylon Production. Recently Erickson completed delivery of the final tail pylons for this aircraft. Erickson was contracted by Sikorsky to fabricate and assemble five out-of-production spare aircraft tail pylons.

Composite Main Rotor Blade Program Development: Last year, Erickson designed and completed the construction of a 12,000 square foot composite manufacturing facility in Medford, Oregon. The new blades increase maximum aerodynamic efficiency, reducing aircraft fuel consumption and significantly increasing aircraft performance at high elevations and temperatures.



COURTESY: PORT OF VANCOUVER

The Port of Vancouver announced a record 2015 for revenue and tonnage. Revenue reached \$38.2 million, while 6.95 million metric tons of cargo were imported or exported from port facilities.

Port of Vancouver has record 2015 results

The Port of Vancouver USA is celebrating another record-breaking year as 2015 becomes the best year for revenue and tonnage in the port's 104-year history.

The port reported a record \$38.2 million in operating revenue in 2015, up from the previous record of \$37.5 million in 2014. Tonnage - total import and export cargo - was at 6.95 million metric tons, a nearly 5.5 percent increase from 2014.

Operating expenses also grew in 2015 to accommodate new staff and investments in infrastructure and facilities such as Centennial Industrial Park and Terminal 1, the port's waterfront project.

"Our docks are busy, our industrial facilities are full and we're making great strides on critical projects like Centennial Industrial Park and the waterfront redevelopment," said port CEO Todd Coleman. "We've added some great folks to our world-class staff to make sure we're growing thoughtfully and planning for the future."

It was also a great year for the Port of Vancouver's partnership with Subaru of America Inc. The Japanese automaker signed a lease extension in 2015, extending its partnership with the port until at least 2030. Subaru's imports at the Port of Vancouver grew to 90,183 vehicles in 2015 - a 10 percent increase over 2014 and another record-breaking number for this

longtime port tenant.

ID Experts hires new CFO

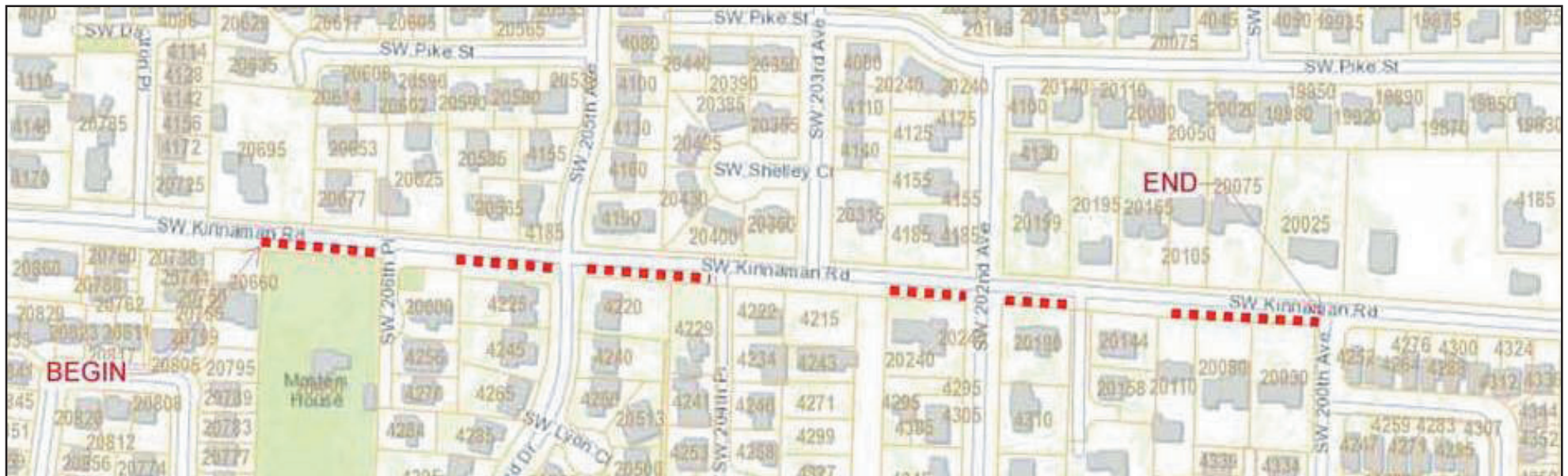
ID Experts today announced it has hired Allen Muhich as chief financial officer. As the largest provider of identity protection services to the federal government, ID Experts is expanding its executive team with the addition of Allen Muhich, a seasoned technology executive who brings extensive financial experience with both public and private high growth technology companies. This announcement comes on the heels of ID Experts securing \$5 million in additional Series A Financing from BlueCross BlueShield Venture Partners and the Sandbox Advantage Fund and the opening of a Washington, D.C. office to serve its growing federal business.

Muhich brings over 25 years of finance experience to ID Experts. Most recently, as CFO of Smarsh, Muhich helped grow the archiving company globally. Muhich has held key finance roles at RadiSys, Tektronix, and Xerox.

"We welcome Allen's expertise as a proven financial executive" said Bob Gregg, CEO of ID Experts. "His experience in rapidly growing technology companies is an ideal fit for ID Experts right now, as we continue to expand our products, services, and operations across all industries."

FUTUREPROJECTS

Future Projects consists of public projects that may or may not have funding at the time of publication.



Pedestrian path on Kinnaman Road to fill gaps from house #20660 to 200th

Need/request: Fill gaps in existing sidewalks/pathways Kinnaman Road between 209th and 198th

Avenue so pedestrians do not have to walk in the travel lane with vehicles or alongside the road in the grass and mud.

Proposed solution: Construct about 1300 feet of 5-foot-wide paved pathway, separated from the

travel lane behind the ditch, along the south side of Kinnaman Road from house #20660 to 200th Avenue and install radar speed display signs. This will provide a continuous pedestrian walkway along the south side of Kinnaman Road from

209th to 198th Avenue.

Estimated Total Cost: \$421,000 assuming some drainage improvements maybe required, radar speed display signs, and adequate right-of-way exists behind the ditch.

Anticipated Construction Date:

2016

Contact: Melissa De Lyser, Communications Coordinator, Washington County, 155 N. First Avenue, Suite 350, Hillsboro, OR 97124-3072. **Phone:** 503-846-4963 **Email:** melissa_de_lyser@co.washington.or.us

Pedestrian path on Rock Creek Boulevard from house #20175 to Rock Creek Drive

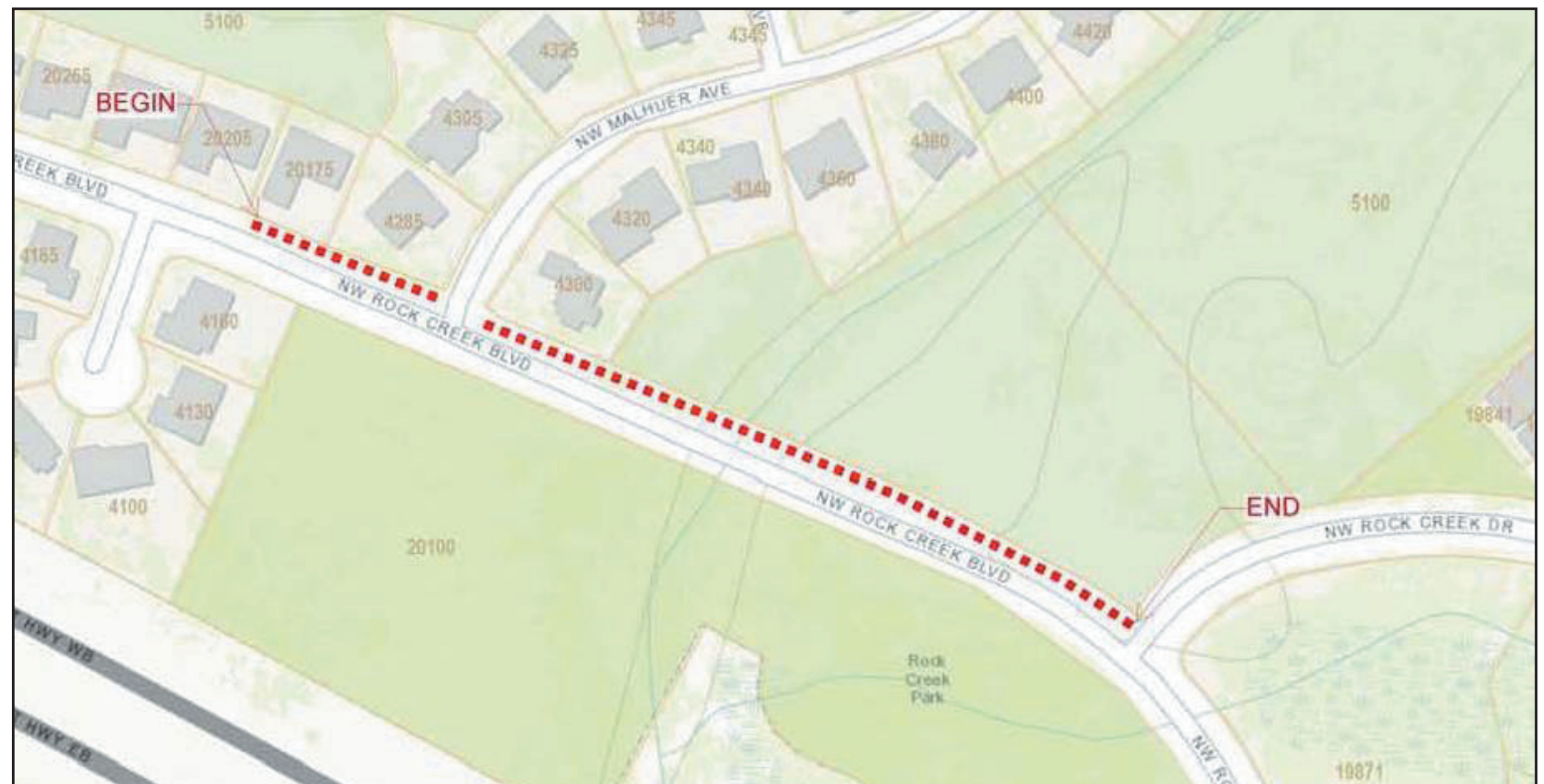
Need/request: Fill gaps in existing sidewalks along Rock Creek Boulevard between Malhuer Avenue and Rock Creek Drive so pedestrians do not have to walk in the travel lane with vehicles or alongside the road in the grass and mud.

Proposed solution: Construct about 900 feet of 5-foot-wide paved pathway along the north side of Rock Creek Boulevard from Malhuer to Rock Creek. This will provide a continuous pedestrian walkway along the north side of Rock Creek Boulevard from Cornelius Pass Road to 185th Avenue.

Estimated Total Cost: \$257,000 assuming some drainage improvements, pedestrian bridge may be required, and adequate right-of-way exist.

Anticipated Construction Date: 2016

Contact: Melissa De Lyser, Communications Coordinator, Washington County, 155 N. First Avenue, Suite 350, Hillsboro, OR 97124-3072 **Phone:** 503-846-4963 **Email:** melissa_de_lyser@co.washington.or.us



ACTIVE PROJECTS



Contractor Plan Center currently has 814 projects out for Bid.

Projects listed may have mandatory pre-bid meeting requirements for General Contractors. Please check for any prequalification requirements.

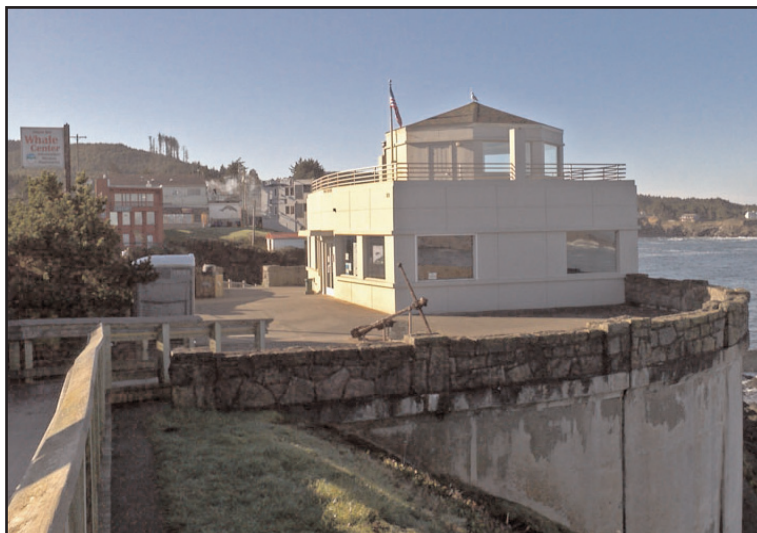
CONTRACTOR PLAN CENTER FEATURED PROJECT OF THE WEEK

THE WHALE WATCHING CENTER - BUILDING REPAIRS AND ELECTRICAL UPGRADE ITB #7734, #OPRD-3381-16

CONSTRUCTION SUMMARY:

Base Bid is to repair concrete, install structural window frames, restore/replicate existing original wood windows, install structural door frame, restore/replicate existing original wood door and frame, repair/replace existing plaster work and details on the second floor of the Whale Watching Center, and bring new electrical service to the building. Add Alternate A is to repair/replace four (4) existing roof drains, repair plaster in the ceiling after accessing the bottom of the drain and install access hatches to facilitate easier drain maintenance. Add Alternate B is to repair concrete, install structural window frames, restore/replicate existing original wood windows, install structural door frames, restore/replicate existing original wood doors and frames and repair/replace existing plaster work and details in the basement of the Whale Watching Center. This work will include some ceramic tile repair. Add Alternate C is to replicate original wood louver inserts in the three (3) basement windows as detailed.

For Bid Opportunities on this project and others, contact Scott Ringsage at Contractor Plan Center 503-650-0148



BUILDINGS

LOWER COLUMBIA COLLEGE (LCC) HEAD START AT STRUCTURED LEARNING CENTER PROJECT #2016-070
CONSTRUCTION SUMMARY:

Project consists of the renovation of a 5,000 s.f. modular classroom building to convert to use as a Head Start Facility. Work to include demolition, luxury vinyl tile flooring, rubber base, gypsum wallboard, plastic laminate, painting, suspended acoustical ceilings tile, hollow metal and solid core wood doors, vinyl windows, mechanical, plumbing, electrical and sitework.

NECTAR CREEK MEADERY
CONSTRUCTION SUMMARY:

A new 11,930 s.f. building for brewing and tasting room for Nectar Creek. The one-story building includes a mezzanine, walk-in cooler, break room, kitchen, conference room, office, and patio. Includes fiber cement horizontal lap siding with 4" exposure, standing seam metal roofing, corten siding, vinyl windows, doors, exposed glulam beam, sitework, plumbing, HVAC, and electrical.

ROADS

ROBERTS FIELD-REDMOND MUNICIPAL AIRPORT - TAXIWAY B REHABILITATION PROJECT
#2143.052-040-000113, AIP #3-41-0052-040-2016

CONSTRUCTION SUMMARY:

Schedule I - Taxiway "B" Rehabilitation. Schedule I consists of the site removals, earthwork, pavement section construction, edge drain construction, electrical modifications, pavement markings, new airfield signage modifications. Schedule II Alternative A - Taxiway "B" Lighting. Schedule II Alternative A consists of the installation of L-861 Taxiway Edge Lighting for Taxiway "B". Schedule II Alternative B - Taxiway "B" Retroreflective Edge Markers. Schedule II Alternative B consists of the installation of L-853 Taxiway Retroreflective Edge Markers for Taxiway "B".

PLAZA DRIVE OVERLAY PROJECT
#PW-16-01

CONSTRUCTION SUMMARY:

Mobilization, clean existing pavement, prep for overlay 19,200 s.f., grind failed asphalt to 4" depth and patch 1,700 s.f., grind 2" match points on main roadway gutter and side streets 1,650 l.f., apply a tack coat to provide a bond between new and old asphalt 19,200 s.f., 2" overlay of existing asphalt roadway 270 tn., adjust manholes and valve boxes as needed 9 l.s. *Bidders must be pre-qualified in accordance with the laws of Oregon and the Information to Bidders at least ten days prior to the date of bid opening. Bidders must be licensed with the Oregon Construction Contractors Board and comply with City of Myrtle Creek Municipal Code.

UTILITIES

POLK WATERLINE EXTENSION
CONSTRUCTION SUMMARY:

Mobilization and bond, temporary traffic control, saw-cut pavement, trench excavation, trench excavation, 8" ductile iron pipe, bored highway crossing, bored WVRR crossing, air release valve assembly, 90 degree MJ elbow, gate valve and box, MJ tee, pull box, cut connection into WL at Polk Wellfield, tracing wire, AC restoration (bore pits), AC restoration.

VARIOUS

ARFF BUILDING SEISMIC REHABILITATION
CONSTRUCTION SUMMARY:

Rehabilitation is based on current Oregon Structural Specialty Code (OSSC) and the ASCE 4P-13 (Seismic Rehabilitation of Existing Buildings) references for prescribed loading and building performance level "Immediate Occupancy". The following is a brief list of the rehabilitation work: 1) Remove and replace the existing gravel ballasted single-ply membrane roof with a new single-ply TPO membrane roof; 2) Removal and replacement of sheathing limits around the perimeter of the building to all the installation of seismic hardware. The seismic hardware is proposed to be installed from the roof level to minimize the impacts to operations of the fire station; and 3) Upgrades to existing roof sheathing nailing and panel edge blocking.

CONSTRUCTION OF A PUBLIC SAFETY COMMUNICATION SITE AT SAWTELL ROAD

CONSTRUCTION SUMMARY:

This project involves site preparation, fencing, installing a C800 supplied communications tower, related foundation, antenna mounts, installing a C800 supplied Rohn communication structure and constructing related foundations, and installing a C800 supplied emergency generator, electrical service, and a grounding system.

GOLDEN SKATE ABATEMENT AND DEMOLITION PROJECT
#083491, BID #16-6

CONSTRUCTION SUMMARY:

Work under a resulting contract shall be the abatement of Asbestos Containing Material (ACM), removal of an Underground Storage Tank (UST) and demolition of the Golden Skate Building.

HJ ANDREWS HVAC REPLACEMENT

CONSTRUCTION SUMMARY:

Replace heat pump indoor and outdoor units and refrigeration piping, modify existing ductwork, install associated controls, equipment and accessories, testing, adjusting and balancing, install electrical components, and associated patching and painting. Replace and retrofit lighting and associated electrical components.

ODOT REGION 1 HEADQUARTERS HVAC UPGRADE #730-32344-16
CONSTRUCTION SUMMARY:

Base Bid: Remove existing roof top equipment. Maintain existing support infrastructure. Furnish and install new HVAC roof top equipment as shown and specified including startup, and checkout for a fully functional system per the drawings and specifications. new roof top equipment to have packaged gas heating unit with associated controls devices for primary heating. Gas distribution piping to be provided by owner. Evaluate existing combination return air plenum and roof curb for reuse with proposed new equipment (a new curb adaptor may be required based on final equipment selection). Provide structural and seismic calculations. Provide full air balance report from air handler down to zone level outlets.

STRUCTURE DEMOLITION AND DECONSTRUCTION RFB 3141

(MWSDVESB FIRMS ONLY - SHELTERED MARKET PROGRAM)

CONSTRUCTION SUMMARY:

The Contractor shall demolish and legally dispose of: house, concrete foundation/slab, concrete sidewalks, concrete basement and carport, and all surrounding items associated with the house and landscape, and all other work associated with this project and associated structures. The white gambrel roof barn will remain on site. The Contractor will take caution to remove with minimal damage all tongue and groove lumber, dimensional lumber and posts from the storage barn.

SUNNYSIDE RE-PIPE ITB #2015-2024 (DOMESTIC WATER SYSTEM)

CONSTRUCTION SUMMARY:

Base Bid: Remove and replace domestic water lines as shown on the drawings and specifications. Unit Pricing: abate domestic water line per in./ft., remove and dispose of domestic water line per in./ft., purchase and install domestic water line per in./ft., insulate new domestic pipe per in./ft.

ELEMENTARY SCHOOL LOGISTICS SERVICES

CONSTRUCTION SUMMARY:

The purpose of this solicitation is to obtain a Contractor to remove all fixtures, furniture, equipment and teaching materials from the existing Elementary School. Store all items and place them into the New School. In addition, the Contractor will be required to receive, assemble, deliver and place furniture and equipment purchased by the District.

MCNARY CRANE 5 HAMMERHEAD FALL PROTECTION

CONSTRUCTION SUMMARY:

Work to include removal/control and disposal of paint with lead, metal work and fall protection equipment.



Project information featured on this page is provided by **Contractor Plan Center**, the trusted source that delivers a comprehensive service for both commercial and government projects. **CPC** consistently delivers current, accurate and timely construction bid information, streamlining the process that connects generals, sub-contractors, owners, architects, manufacturers, and suppliers, making it an essential part in the bidding process. Projects listed here are summaries. To inquire about obtaining additional information, or to inquire about membership please contact **Scott Ringsage** at 503-650-0148 or scott@contractorplancenter.com

PUBLIC NOTICE

REAL ESTATE

FIRST TIME PUBLISHED

MULTNOMAH COUNTY SHERIFF'S OFFICE NOTICE OF SALE

On April 12, 2016 at 11:00 AM at the Multnomah County Sheriff's Office, 12240 NE Glisan Street, Portland, OR, I will sell, subject to redemption, all of the interest which the defendants had on November 14, 2008, the date of the foreclosed Deed of Trust, and also all of the interest which the defendants had thereafter, in the real property described as, 6417 Southeast 81st Avenue Portland, OR 97206. The court case number is 14CV09353. The case is entitled: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, its successors in interest and/or assigns,, Plaintiff v JAMES TILFORD AKA JAMES PALMER TILDFORD; LARRY SMITH; AND OCCUPANTS OF THE PREMESIS,, Defendants. The sale is a public auction to the highest bidder for cash or cashier's check, in hand, made payable to Multnomah County Sheriff's Office. For more information on this sale go to: <http://www.oregonsheriffs.org/>.

Published Mar. 15, 22, 29 & Apr. 5, 2016.

OL15828031

FIRST TIME PUBLISHED

MULTNOMAH COUNTY SHERIFF'S OFFICE NOTICE OF SALE

On April 12, 2016 at 11:00 AM at the Multnomah County Sheriff's Office, 12240 NE Glisan Street, Portland, OR, I will sell, subject to redemption, subject property legally described as, 7225 S.W. Capitol Highway Portland, OR 97219. The court case number is 14CV18597. The case is entitled: U.S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF1, Plaintiff v ROBERT A. ROUNSEVILLE; JONATHAN F. ROUNSEVILLE; DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR FFMLT TRUST 2007-FFB-SS, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-FFB-SS; GORDON C. GALLIC, HIS HEIRS SUCCESSORS AND/OR ASSIGNS, AS TO AN UNDIVIDED 50% INTEREST; MAUREEN RUSSELL, TRUSTEE OF THE 1992 MAUREEN RUSSELL REVOCABLE TRUST AS TO AN UNDIVIDED 50% INTEREST; WELLS FARGO BANK, N.A.; CAPITAL ONE BANK (USA), N.A.; AMERICAN EXPRESS CENTURION BANK; JP MORGAN CHASE BANK, NA; ATLAS FINANCIAL SERVICES; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 7225 S.W. CAPITOL HIGHWAY, PORTLAND, OR 97219, Defendants. The sale is a public auction to the highest bidder for cash or cashier's check, in hand, made payable to Multnomah County Sheriff's Office. For more information on this sale go to: <http://www.oregonsheriffs.org/>.

Published Mar. 15, 22, 29 & Apr. 5, 2016.

OL15828519

NOTICE OF DEFAULT AND FORECLOSURE SALE

FHA # 431-3423008 TS#15-13247-25 WHEREAS, on 03/24/2000, a certain (Deed of Trust) was executed by Chizuko S. Umezu, as an Individual, as Trustor, in favor of Landmark Mortgage Company, as Beneficiary, and Pacific Northwest Title, as Trustee and was Recorded on 03/29/2000 as Instrument No. 2000-043365, in the office of the Multnomah County, Oregon Recorder, and WHEREAS, the Deed of Trust was insured by the UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT, (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an assignment recorded on 05/10/2013 as Instrument # 2013-064126 in the office of the Multnomah County, Oregon Recorder, and WHEREAS, a default has been made by reason of failure to pay all sums due under the Deed of Trust, pursuant to Paragraph 9 Subsection (i) of said deed of Trust and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable, NOW THEREFORE, pursuant to power vesting in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of us as Foreclosure Commissioner" notice is hereby given that on 03/24/2016 at 11:00 A.M. local time, all real and personal property at or used in connection with following described premises ("Property") will be sold at public auction to the highest bidder: Commonly known as: 7805 SE Flavel St., Portland, OR 97206 APN: 1S2E20AD 09200 More thoroughly described as: LOT 5 AND WEST 8 FEET OF LOT 6, BLOCK 2, WASH'S SUNRISE SUBDIVISION IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH, AND STATE OF OREGON. The sale will be held at the following location: In the vestibule, immediately inside the Fourth Avenue entrance to the Multnomah County Courthouse, 1021 SW Fourth Ave, Portland, OR 97204 Per The Secretary of Housing and Urban Development the estimated opening bid will be \$120,747.03 There will be no pro-ration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before the closing, his prorate share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making a bid, all bidders ex-

cept the Secretary must submit a deposit totaling ten percent (10%) of the Secretary's estimated bid amount, in the form of a cashier's check made payable to the Foreclosure Commissioner Cimarron Trustee Services. Each oral bid need not be accompanied by a deposit. If the successful bid is an oral, a deposit of \$12,074.70 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a cashier's or certified check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time with which to deliver the remainder of the payment. All extensions will be fore 9-day increments for a fee of \$600.00 paid in advance. The extension fee shall be in the form of certified or cashier's check made payable to the commissioner. If the high bidder closed the sale prior to the expiration period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of HUD Field Office Representative, offer the property to the second highest bidder to an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as proved herein HUD does not guarantee that the property will be vacant. The amount that must be paid by the Mortgagor, to stop the sale prior to the scheduled sale date is \$120,547.03 as of 03/23/2016, PLUS all other amounts that are due under the mortgage agreement. Plus advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents. Plus a commission for the Foreclosure commissioner and all other costs incurred in the connection with the foreclosure prior to reinstatement. Date: February 3, 2016 FORECLOSURE COMMISSIONER: CIMARRON SERVICE CORP, of NEVADA 425 Mechem Drive Ruidoso, NM 88345 Telephone No. (575) 808-8394 Facsimile No. (575) 808-8397 CORTNEY A. LATNER, Foreclosure Officer. Published Mar. 1, 8 & 15, 2016.

OL15824031

TRUSTEE'S NOTICE OF SALE File No. 7023.114584

Reference is made to that certain trust deed made by Thom Siko and Chanthasouk Boulom-Siko, as tenants by the Entirety, as grantor, to Fidelity National Title Insurance Company, as trustee, in favor of Wells Fargo Bank, N.A., as beneficiary, dated 02/26/07, recorded 03/05/07, in the mortgage records of Multnomah County, Oregon, as 2007-039154 and subsequently assigned to HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Asset-Backed Pass-Through Certificates Series 2007-PA2 by Assignment recorded as 2012-087555, covering the following described real property situated in said county and state, to wit: Lot 9, Block 2, Marengo Addition to St. Johns, in the City of Portland, County of Multnomah and State of Oregon. PROPERTY ADDRESS: 9586 North Buchanan Avenue Portland, OR 97203 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 \$1,581.31 beginning 09/01/14; monthly payments of \$1,538.16 beginning 03/01/2015; plus prior accrued late charges of \$344.74; plus advances of \$3,664.12; 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: \$189,537.68 with interest thereon at the rate of 6.75 percent per annum beginning 08/01/14; plus prior accrued late charges of \$344.74; plus advances of \$3,664.12; 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 June 6, 2016 at the hour of 10:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at the following place: between the inner and outer doors of the main entrance of the



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**- Jon Grasley, Hoffman
Construction Company**

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**- Robert Azorr, Portland
Police Bureau**

Contact Marc Caplan at
503-799-3274

or
mcaplan@pamplinmedia.com

PUBLIC NOTICE

Multnomah County Courthouse, 1021 S.W. 4th Avenue, in the City of Portland, County of Multnomah, State of Oregon, sell at public auction to the highest bidder for cash the interest in the described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that for reinstatement or payoff quotes requested pursuant to ORS 86.786 and 86.789 must be timely communicated in a written request that complies with that statute addressed to the trustee's "Urgent Request Desk" either by personal delivery to the trustee's physical offices (call for address) or by first class, certified mail, return receipt requested, addressed to the trustee's post office box address set forth in this notice. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, www.northwesttrustee.com. Notice is further given that any person named in ORS 86.778 has the right, at any time prior to five days before the date last set 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-Foreclosure.com. For further information, please contact: Heather L. Smith Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 425-586-1900 Siko, Thom and Boulom-Siko, Chanthasouk (TS# 7023.114584) 1002.285481-File No. Published Mar. 8, 15, 22 & 29, 2016.

OL15827881

TRUSTEE'S NOTICE OF SALE File No. 7594.20022

Reference is made to that certain trust deed made by Mark O. Johnson and Allison E. Johnson, as tenants by the entirety, as grantor, to LandAmerica Lawyers Title, as trustee, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for PMC., a Div. of United Financial Mortgage Corp., as beneficiary, dated 06/01/04, recorded 06/09/04, in the mortgage records of Multnomah County, Oregon, as 2004-103829 and subsequently assigned to Green Planet Servicing, LLC by Assignment recorded as 2012-137453, covering the following described real property situated in said county and state, to wit: Lot 1, Block 7, ELMHURST, TOGETHER WITH an easement over the North 3.8 feet of Lot 2, for community driveway as created by Instrument recorded April 12, 1944, in Book 828, Page 68, in the City of Portland, County of Multnomah and State of Oregon. PROPERTY ADDRESS: 2033 Northeast 52nd Avenue Portland, OR 97213 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 \$1,622.47 beginning 06/01/15; plus prior accrued late charges of \$287.40; 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: \$150,963.52 with interest thereon at the rate of 5.75 percent per annum beginning 05/01/15; plus prior accrued late charges of \$287.40; 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 June 8, 2016 at the hour of 10:00 o'clock, A.M. in accord with the standard of time established by ORS

187.110, at the following place: between the inner and outer doors of the main entrance of the Multnomah County Courthouse, 1021 S.W. 4th Avenue, in the City of Portland, County of Multnomah, State of Oregon, sell at public auction to the highest bidder for cash the interest in the described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that for reinstatement or payoff quotes requested pursuant to ORS 86.786 and 86.789 must be timely communicated in a written request that complies with that statute addressed to the trustee's "Urgent Request Desk" either by personal delivery to the trustee's physical offices (call for address) or by first class, certified mail, return receipt requested, addressed to the trustee's post office box address set forth in this notice. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, www.northwesttrustee.com. Notice is further given that any person named in ORS 86.778 has the right, at any time prior to five days before the date last set 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-Foreclosure.com. For further information, please contact: Nanci Lambert Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 425-586-1900 Johnson, Mark O and Allison E (TS# 7594.20022) 1002.285027-File No. Published Mar. 8, 15, 22 & 29, 2016.

OL15827182

FIRST TIME PUBLISHED

TRUSTEE'S NOTICE OF SALE File No. 8514.20020

Reference is made to that certain trust deed made by Amy D Musgrave, as grantor, to First American Title, as trustee, in favor of Advantis Credit Union, as beneficiary, dated 07/25/13, recorded 07/31/13, in the mortgage records of Multnomah County, Oregon, as 2013-104508, covering the following described real property situated in said county and state, to wit: Lots 1 and 2, Block 16, Hawthorne's First Addition to East Portland, except the North 54 and one-half feet, in the City of Portland, County of Multnomah and State of Oregon. PROPERTY ADDRESS: 224 Northeast 28th Avenue Portland, OR 97232 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 \$1,876.89 beginning 07/01/15; plus prior accrued late charges of \$352.70; plus advances of (\$100.00); 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: \$289,646.28 with interest thereon at the rate of 3.875 percent per annum beginning 06/01/15; plus prior accrued late charges of \$352.70; plus advances of (\$100.00); 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 June 14, 2016 at the hour of 10:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at the

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following place: Multnomah County Courthouse, 1021 S.W. Fourth Avenue, Front Entrance, in the City of Portland, County of Multnomah, State of Oregon, sell at public auction to the highest bidder for cash the interest in the described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that for reinstatement or payoff quotes requested pursuant to ORS 86.786 and 86.789 must be timely communicated in a written request that complies with that statute addressed to the trustee's "Urgent Request Desk" either by personal delivery to the trustee's physical offices (call for address) or by first class, certified mail, return receipt requested, addressed to the trustee's post office box address set forth in this notice. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, www.northwesttrustee.com. Notice is further given that any person named in ORS 86.778 has the right, at any time prior to five days before the date last set 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-Foreclosure.com. For further information, please contact: Heather L. Smith Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 586-1900 Musgrave, Amy D (TS# 8514.20020) 1002.285525-File No. Published Mar. 15, 22, 29 & Apr. 5, 2016.

OL15828936

FIRST TIME PUBLISHED TRUSTEE'S NOTICE OF SALE

TS No.: 031958-OR Loan No.: *****6750 Reference is made to that certain trust deed (the "Deed of Trust") executed by ARTHUR D KANE, AND LINDA L KANE, HUSBAND & WIFE, as Grantor, to FIDELITY NATIONAL TITLE INSURANCE CO., as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR NATIONS LENDING CORP, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 5/15/2009, recorded 6/2/2009, as Instrument No. 2009-076860, in the Official Records of Multnomah County, Oregon, which covers the following described real property situated in Multnomah County, Oregon: UNIT 25, CRYSTAL SPRINGS CONDOMINIUMS, IN THE CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, TOGETHER WITH WITH THE LIMITED COMMON ELEMENTS AND THE UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS APPURTENANT THERETO, AS SET FORTH IN DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 2, 2006, RECORDER'S NO. 2006-143339 APN: R590683 / 1S2E21CA-90024 Commonly known as: 7835 SE 92ND AVE UNIT 25 PORTLAND, OR 97266 The current beneficiary is: U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST 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:
03/01/12 thru 09/01/14	31	\$1,031.07	\$31,963.17
10/01/14 thru 02/01/16	17	\$976.08	\$16,593.36

Late Charges:

Beneficiary Advances: \$3,429.50

Foreclosure Fees and Expenses: \$51.00

Total Required to Reinstate: \$52,037.03

TOTAL REQUIRED TO PAYOFF: \$185,628.74

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 \$141,006.31 together with interest thereon at the rate of 5.5 % per annum, from 2/1/2012 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 621 SW Morrison Street, Suite 425, Portland, OR 97205, will on 7/12/2016, at the hour of 11:00 AM, standard time, as established by ORS 187.110, AT THE VESTIBULE, IMMEDIATELY INSIDE THE FOURTH AVENUE ENTRANCE TO THE MULTNOMAH COUNTY COURTHOUSE, 1021 SW FOURTH AVE, PORTLAND, OR 97204, 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: 2/23/2016 CLEAR RECON CORP 621 SW Morrison Street, Suite 425, Portland, OR 97205. 858-750-7600. Published Mar. 15, 22, 29 & Apr. 5, 2016.

OL15827958

FIRST TIME PUBLISHED TRUSTEE'S NOTICE OF SALE File No. 7236.23736

Reference is made to that certain trust deed made by David A. Jones, as grantor, to Chicago Title Insurance, as trustee, in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Accredited Home Lenders, Inc., A California Corporation, its successors and assigns, as beneficiary, dated 10/12/06, recorded 10/24/06, in the mortgage records of Multnomah County, Oregon, as 2006-197853 and subsequently assigned to Deutsche Bank National Trust, Company, as Trustee for the holders of HSI Asset Securitization Corporation Trust 2007-HE1, Mortgage Pass-Through Certificates, Series 2007-HE1 by Assignment recorded as 2013-090953, covering the following described real property situated in said county and state, to wit: The Southeasterly one-half of Lot 1, Block 30, James John's Addition to the Town of St. John's, in the City of Portland, County of Multnomah and State of Oregon. PROPERTY ADDRESS: 8705 North Willamette Boulevard Portland, OR 97203 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 \$1,902.25 beginning 08/01/08; plus late charges of \$0.00 each month beginning ; plus prior accrued late charges of \$0.00; plus advances of \$4,906.08; 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: \$242,876.45 with interest thereon at the rate of 8.99 percent per annum beginning 07/01/08; plus late charges of \$0.00 each month beginning until paid; plus prior accrued late charges of \$0.00; plus advances of \$4,906.08; 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 June 14, 2016 at the hour of 10:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at the following place: between the inner and outer doors of the main entrance of the Multnomah County Courthouse, 1021 S.W. 4th Avenue, in the City of Portland, County of Multnomah, 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

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acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that for reinstatement or payoff quotes requested pursuant to ORS 86.786 and 86.789 must be timely communicated in a written request that complies with that statute addressed to the trustee's "Urgent Request Desk" either by personal delivery to the trustee's physical offices (call for address) or by first class, certified mail, return receipt requested, addressed to the trustee's post office box address set forth in this notice. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, www.northwesttrustee.com. Notice is further given that any person named in ORS 86.778 has the right, at any time prior to five days before the date last set 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-Foreclosure.com. For further information, please contact: Nanci Lambert Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 586-1900 Jones, David (TS# 7236.23736) 1002.280476-File No. Published Mar. 15, 22, 29 & Apr. 5, 2016.

OL15828935

FIRST TIME PUBLISHED TRUSTEE'S NOTICE OF SALE

TS No.: 026396-OR Loan No.: *****4227 Reference is made to that certain trust deed (the "Deed of Trust") executed by DAVID GLEN BAHNER, AND SENNA LOUISE BAHNER, AS TENANTS BY THE ENTIRETY, as Grantor, to FIDELITY NATIONAL TITLE INSURANCE CO., as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 12/18/2009, recorded 2/25/2010, as Instrument No. 2010-025789, in the Official Records of Multnomah County, Oregon, which covers the following described real property situated in Multnomah County, Oregon: LOT 10, BLOCK 1, OLD SWEETBRIAR FARM, IN THE CITY OF TROUTDALE, MULTNOMAH COUNTY, OREGON. APN: R229733 / 1S3E01BD 03000, Commonly known as: 3644 SE HARLOW CT TROUTDALE, OR 97060. The current beneficiary is: U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust 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:
08/01/13 thru 09/01/14	14	\$2,128.74	\$29,802.36
10/01/14 thru 02/01/16	17	\$2,005.75	\$34,097.75

Late Charges: \$1,289.18
Beneficiary Advances: \$678.50

Foreclosure Fees and Expenses: \$1,606.94

Total Required to Reinstate: \$67,474.73
TOTAL REQUIRED TO PAYOFF: \$331,496.90

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 \$277,008.80 together with interest thereon at the rate of 5.25 % per annum, from 7/1/2013 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 621 SW Morrison Street, Suite 425, Portland, OR 97205, will on 7/7/2016, at the hour of 11:00 AM, standard time, as established by ORS 187.110, AT THE VESTIBULE, IMMEDIATELY INSIDE THE FOURTH AVENUE ENTRANCE TO THE MULTNOMAH

COUNTY COURTHOUSE, 1021 SW FOURTH AVE, PORTLAND, OR 97204, 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: 2/22/2016 CLEAR RECON CORP 621 SW Morrison Street, Suite 425, Portland, OR 97205. 858-750-7600. Published Mar. 15, 22, 29 & Apr. 5, 2016.

OL15828083

FIRST TIME PUBLISHED TRUSTEE'S NOTICE OF SALE File No. 8296.20371

Reference is made to that certain trust deed made by Janet Durbin, a single woman, as grantor, to Lawyers Title, as trustee, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for HomeStreet Bank, its successors and assigns, as beneficiary, dated 10/26/12, recorded 10/31/12, in the mortgage records of Multnomah County, Oregon, as 2012-139712 and modified on 9/5/2014 under Auditor's File No. 2014-087832 and subsequently assigned to HomeStreet Bank by Assignment recorded as 2015-160639, covering the following described real property situated in said county and state, to wit: Lot 3 and the East 5 feet of Lot 4, Block 1, Wundervoll, Portland, Multnomah County, Oregon. PROPERTY ADDRESS: 16725 Southeast Tibbetts Street Portland, OR 97236 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 \$1,399.82 beginning 08/01/15; plus late charges of \$0.00 each month beginning 08/16/15; plus prior accrued late charges of \$811.31; plus advances of (\$155.36); 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: \$176,269.84 with interest thereon at the rate of 4.125 percent per annum beginning 07/01/15; plus late charges of \$0.00 each month beginning 08/16/15 until paid; plus prior accrued late charges of \$811.31; plus advances of (\$155.36); 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 June 15, 2016 at the hour of 10:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at the following place: between the inner and outer doors of the main entrance of the Multnomah County Courthouse, 1021 S.W. 4th Avenue, in the City of Portland, County of Multnomah, State of Oregon, sell at public auction to the highest bidder for cash the interest in the described real property which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that for reinstatement or payoff quotes requested pursuant to ORS 86.786 and 86.789 must be timely communicated in a written request that complies with that statute addressed to the trustee's "Urgent Request Desk" either by personal delivery to the trustee's physical offices (call for address) or by first class, certified mail, return receipt requested, addressed to the trustee's post office box address set forth in this notice. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, www.northwesttrustee.com. Notice is further

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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-Foreclosure.com. For further information, please contact: Heather L. Smith Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 586-1900 Durbin, Janet (TS# 8296.20371) 1002.285537-File No. Published Mar. 15, 22, 29 & Apr. 5, 2016.

OL15828934

FIRST TIME PUBLISHED TRUSTEE'S NOTICE OF SALE

TS No. OR05000206-15-1 APN R185772 / 1N2E20CD01700 TO No 8593617 Reference is made to that certain Trust Deed made by, PHIL B. KLUG, AN UNMARRIED MAN as Grantor to FIRST AMERICAN TITLE NATIONAL as Trustee, in favor of dated as of January 16, 2008 and recorded on January 29, 2008 as Instrument No. 2008-014247 and the beneficial interest was assigned to Green Tree Servicing LLC and recorded July 22, 2013 as Instrument Number 2013-099462 of official records in the Office of the Recorder of Multnomah County, Oregon to-wit: APN: R185772 / 1N2E20CD01700 LOT 15 AND 16, BLOCK 21, HYDE PARK, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON. Commonly known as: 3926 NE 70TH AVE, PORTLAND, OR 97213 Both the Beneficiary, Ditech Financial LLC formerly known as Green Tree Servicing LLC, and the Trustee, Nathan F. Smith, Esq., OSB #120112, have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes. The default for which the foreclosure is made is the Grantor's failure to pay: failed to pay payments which became due Monthly Payment(s): 1 Monthly Payment(s) from 03/01/2015 to 03/01/2015 at \$1,018.97 1 Monthly Payment(s) from 04/01/2015 to 04/01/2015 at \$1,442.90 2 Monthly Payment(s) from 05/01/2015 to 06/01/2015 at \$1,555.34 3 Monthly Payment(s) from 07/01/2015 to 09/01/2015 at \$1,592.82 1 Monthly Payment(s) from 10/01/2015 to 10/01/2015 at \$1,583.41 2 Monthly Payment(s) from 11/01/2015 to 12/01/2015 at \$1,584.91 1 Monthly Payment(s) from 01/01/2016 to 01/01/2016 at \$1,652.41 1 Monthly Payment(s) from 02/01/2016 to 02/01/2016 at \$1,655.41 Monthly Late Charge(s): Total Monthly Late Charge(s) at \$214.43 By this reason of said default the Beneficiary has declared all obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit: The sum of \$192,972.18 together with interest thereon at the rate of 3.50000% per annum from February 1, 2015 until paid; plus all accrued late charges thereon; and all Trustee's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the terms of said Trust Deed. Wherefore, notice is hereby given that, the undersigned Trustee will on July 7, 2016 at the hour of 11:00 AM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, in the vestibule, immediately inside the Fourth Avenue entrance to the Multnomah County Courthouse, 1021 SW Fourth Ave, Portland, OR 97204 County of Multnomah, 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 86.753 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 or 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. 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 said Trust Deed, the words "Trustee" and "Beneficiary" includes their respective successors in interest, if any. Dated: February 19, 2016 By: Nathan F. Smith, Esq., OSB #120112 Successor Trustee Malcolm & Cisneros, A Law Corporation Attention: Nathan F. Smith, Esq., OSB #120112 c/o TRUSTEE CORPS 17100 Gillette Ave, Irvine, CA 92614 949-252-8300 FOR SALE INFORMATION PLEASE CALL: In Source Logic at 702-659-7766 Website for Trustee's Sale Information: www.insourcelogic.com. Order No. OR16-000065-1, Pub Dates 03/15/2016, 03/22/2016, 03/29/2016, 04/05/2016. Published Mar. 15, 22, 29 & Apr. 5, 2016.

OL15827132

PERSONAL PROPERTY

FIRST TIME PUBLISHED PUBLIC NOTICE

Let this be notice that under ORS 90.425, that the following personal property described herein is abandoned, to wit: one 38X18 floating structure OR# BH0376. The last known tenant owner is Chris Ahren. The last known tenant is Jeff Hoebel. The personal property is located at Pier West Marina 1523 N Marine Drive, Portland, Oregon. The landlord is not accepting sealed bids and the personal property shall be sold by Public auction at the location above for cash and/or checks if pre-approved in advance by auctioneer on March 30, 2016 10:00 am. To inspect this above personal property, contact Ben Harrison at 503-891-5094. Published Mar. 15 & 22, 2016.

15829534

INVITATIONS TO BID

FIRST TIME PUBLISHED

INVITATION TO BID: 2016 CITY OF SCAPPOOSE BIOSOLIDS DREDGING AND LAND APPLICATION PROJECT SCAPPOOSE, OR
Bids due: April 27, 2016 @ 2:00 pm
Notice is hereby given that the Owner, City of Scappoose, Oregon, will receive sealed bids for the **2016 City of Scappoose Biosolids Dredging and Land Application Project**.

The project includes dredging and removal of biosolids from the City's sludge Lagoon No. 1 (approximately 120 feet x 190 feet x 6 feet deep) located at the wastewater treatment plant. Biosolids from the lagoon will be land-applied at a site certified by Oregon Department of Environmental Quality (DEQ) located 2.3 miles (by road) from the Wastewater Treatment Plant (WWTP). The selected contractor will be responsible for the biosolids removal from Lagoon 1, which includes removal and disposal of a grass organic mat, the screening/removal of inert material (e.g., plastics) in the biosolids; handling and transfer of biosolids to the land application site; and land application of the biosolids, including incorporation. The selected contractor will be required to measure and quantify the total amount of biosolids removed during this project.

Questions regarding the project may be directed to Mr. Kevin Turner, Wastewater Treatment Plant Supervisor:

Scappoose Wastewater Treatment Plant
34485 E. Columbia Ave. Scappoose, OR 97056 503-543-7183

Pre-Bid Conference. A mandatory pre-bid conference for this project is planned for **Monday, April 4, 2016** at 10:00 AM at the wastewater treatment plant. Bidders will be

required to sign an attendance sheet. Bids from Contractors who are not represented on the attendance sheet will not be considered responsive.

Bid Opening. Sealed bids will be received until 2:00 PM (Pacific Time) on **Wednesday, April 27, 2016** at:

Scappoose City Hall 33568 E. Columbia Ave. Scappoose, OR 97056

The public bid-opening will be held in the Scappoose City Public Works Office shortly after the bid closing. Interested parties are invited to attend. Bids received after the stated date and time will not be accepted. No facsimiles or email transmittals will be accepted. The submittal envelope shall be marked, "City of Scappoose Biosolids Dredging and Land Application Project" or similar wording.

First-tier Subcontractor Forms are due two hours after bid closing in accordance to Oregon Law.

Bid Security. Prospective bidders shall enclose with each Bid a surety bond, cashier's check, or certified check of the Bidder, made payable to the City of Scappoose, for five percent (5%) of the Bid as Bid Security. The bid bond/check shall be given as a guarantee that the bidder will execute the contract, if it be awarded, in conformance with the Contract Documents and shall provide the surety and bonds as specified herein within fifteen (15) days after notification of award of contract to the bidder.

Oregon Public Contracting Laws. Bidders are required to comply with applicable bidding and contracting procedures and all applicable State of Oregon Public Works contracting rules and regulations.

Owner Reservations. The Owner reserves the right to reject any and all bids or to waive any irregularities or informalities in any bid.

Copies of Documents. The Drawings and Project Manual may be examined at City of Scappoose City Hall 33568 E. Columbia Ave. Scappoose, OR 97056

The City of Scappoose is an Equal Employment Opportunity/Affirmative Action Employer
Published Mar. 15, 2016.

BT15829488

FIRST TIME PUBLISHED

INVITATION TO BID: C.P.T.E.D THURSTON MIDDLE SCHOOL/AGNES MIDDLE SCHOOL /WALTEVILLE ELEMENTARY SCHOOL

SPRINGFIELD, OR

Bids due: March 31, 2016 @ 3:00 pm

Sealed bids for the C.P.T.E.D. - Thurston Middle School / Agnes Stewart Middle School / Walteville Elementary School will be received on Thursday, March 31, 2016 until the Deadline for Bid Submission, 3:00 PM, by Gregory A. James at the Springfield School District Administration Building, 525 Mill Street, Springfield, Oregon 97477. The Bids will be opened publicly and read aloud immediately after the deadline for submission of bids. Bids will not be considered.

Briefly, the project is described as follows:
Thurston Middle School - build a new interior wall with new doors and hardware.
Agnes Stewart Middle School - remove an existing exterior window and replace with a new door/window.

Walteville Elementary School - install new fencing and gates. Modify the existing hot water heating system to accommodate a new door / window assembly in the main office.

Bidding Documents may be examined at the following locations:

- School District Maintenance Center, 1890 N 42nd Street, Springfield, OR 97477
- Springfield School District Purchasing Office, 525 Mill Street, Springfield, OR 97477

Bidders may obtain electronic copies at no charge from the Oregon Procurement Information Network (ORPIN) located on the web at <http://orpin.oregon.gov/open.dll/welcome>. However, prime bidders must register with the Springfield School District Purchasing Office in order to be issued addenda. Addenda will be issued to directly to prime bidders and posted on ORPIN.

A **Mandatory pre-bid conference** has been scheduled for 3:30 PM on Wednesday, March 16, 2016 at Thurston Middle School, 6300 Thurston Road, Springfield, Oregon. Attendance at the pre-bid conference is a **Mandatory Requirement of Bidding on this project.**

Each Bid must be submitted on the prescribed form and accompanied by a Surety Bond, Cashiers Check, or Certified Check, executed in favor of Springfield School District #19, in the amount not less than ten percent (10%) of the total project bid.

Either with the Bid submittal or within two working hours of the Deadline for Submission of Bids, bidders shall submit, on the form provided, information disclosing certain first-tier subcontractors furnishing labor or labor and materials, as provided in ORS 279C.370. Bids for which the disclosure forms are not submitted will be rejected.

No bid for a construction contract will be received or considered unless the Bidder is registered with the Construction Contractors Board or licensed by the State Landscape Contractors Board as required by ORS.671.530. A license to work with asbestos-containing materials under ORS

PUBLIC NOTICE

486A.720 is not required for this project. Each Bid shall contain a statement indicating whether the Bidder is a "resident bidder", as defined in ORS 279A.120.

Each Bid shall contain a statement that the "Contractor agrees to be bound by and will comply with the provisions of ORS 279C.800 through 279C.870 regarding payment of Prevailing Wages".

The selected Contractor shall certify nondiscrimination in obtaining required subcontractors, in accordance with current ORS.

Springfield School District reserves the right to (1) reject any or all Bids not in compliance with all public bidding procedures and requirements, (2) postpone award of Contract(s) for a period not to exceed sixty (60) days from the date of bid opening, (3) waive informalities in the Bids, and (4) select the Bid(s) which appear to be in the best interest of the District.

Gregory A. James, CPPO, CPPB
Purchasing Manager
Springfield School District #19
Published Mar. 15, 2016.

BT15829495

FIRST TIME PUBLISHED

INVITATION TO BID: DEMOLITION OF BUILDING M2-16-02-D-110 ALBANY, OR

Bids due: March 22, 2016 @ 2:00 pm

The City of Albany hereby extends an invitation to submit bids for:

MS-16-02-D-110, Demolition of Building: This contract is for the demolition of the existing 15,000 square-foot structure at 110 6th Avenue SE in Albany, Oregon (Fire Station 11) and related work.

Bids submitted shall be filed in sealed envelopes, and received at the City of Albany Parks & Recreation counter, not later than 2:00 p.m., Tuesday, March 22, 2016, addressed to the attention of Diane Murzynski, Purchasing Coordinator, at Albany City Hall, Finance Department, 333 Broadalbin Street SW, Albany, OR 97321. The outside of the envelopes shall plainly identify: (1) the Project name, (2) the Bid Opening time and date, (3) the Bidder's name, and (4) the Contractor's license number (per ORS 701). Immediately following the filing deadline, the bids shall be opened and publicly read in the Santiam Room of City Hall. Bid totals will be posted on the City's website at <http://www.cityofalbanynet/departments/finance/city-purchasing/bids-rfps-rfqs>.

Contract bid documents may be examined at the Office of the Public Works Director, City Hall, 333 Broadalbin Street SW, Albany, Oregon, (541) 917-7676; downloaded from the City of Albany website at <http://www.cityofalbanynet/departments/finance/city-purchasing/bids-rfps-rfqs>; or a printed set may be purchased for \$35. It is imperative those who download the contract bid documents check the website regularly for addenda, clarifications, and other pertinent notifications. All who are known by the City of Albany to have received a complete set of the contract bid documents will receive notification when additional items are posted. Please call (541) 917-7676 to be added to the Planholder's list.

Each bidder must have access to a current set of City of Albany Standard Construction Specifications, which can be found on the City's website at <http://www.cityofalbanynet/departments/public-works/engineering/standard-construction-specifications> or a

printed set may be purchased for \$100. All public improvements are required to conform to these specifications and bid prices shall reflect these specifications. For project information, call Rob Goings at (541) 917-7657.

All City contracts contain a statement declaring that the bidder agrees to comply with the provisions of ORS 279C.800 through 279C.870 regarding payment of prevailing wages. The City's contract contains a clause which incorporates by reference all of the provisions of ORS Chapter 279C which are applicable to public contracts. Bidders are expected to be familiar with these provisions including, but not limited to, recent changes to ORS Chapter 279C.

No bid shall be received or considered unless the bidder is licensed by the Construction Contractors Board for construction projects or licensed with the State Landscape Contractors Board for landscaping projects.

A 10% bid bond, certified check, or cashier's check shall accompany each bid on all projects and shall be forfeited if the bidder fails to enter into a Contract with the City of Albany within ten (10) days after the date of the Notice of Award.

Diane M. Murzynski, CPPB, OPBC
Purchasing Coordinator
Published Mar. 15, 2016.

BT15829293

FIRST TIME PUBLISHED

INVITATION TO BID: SITE IMPROVEMENTS FOR NEW MODULAR RESTROOM AT COOLIDGE-McCLAIN PARK (PN 920) SILVERTON, OR

Bids due: March 21, 2016 @10:00 am

The City of Silverton is seeking bids from qualified contractors for the construction and related site work for a new modular restroom at Coolidge-McClaine Park. The site is located on park property near the intersection of Charles Street and Jerome Avenue. The proposed work for the project consists of construction of a pad for a modular restroom to be placed on, and all related site utilities brought to and under the pad. There will also be site sidewalk improvements, and if funding allows, a small grass area that protrudes into Charles Street will be converted to roadway surface.

Sealed bids are due by 10:00 AM on March 21, 2016, after which time they will be opened a read aloud in the Conference Room at Silverton City Hall, 306 S. Water Street.

Copies of the bid documents may be picked up at the City of Silverton, City Hall, 2nd Floor, 306 S. Water Street, Silverton, Oregon, 97381 or downloaded from the City website under Bids at www.silverton.or.us. Contractors shall contact Kathy Franz at kfranz@silverton.or.us to be added to the plan holders list. Any bidder requiring plans and specifications to be mailed will be charged \$25.00 for shipping and administrative time.

This Project requires compliance with ORS 279C.800-279C.870. This ITB and the resulting Contract are subject to the following Bureau of Labor and Industries (BOLI) wage requirements, which are incorporated by reference: January 1, 2016, Prevailing Wage Rate Booklet, and subsequent amendments. These BOLI wage rates are available on line at http://www.oregon.gov/boli/WH/D/PWR/Pages/January_2016_Index.aspx.

The City of Silverton reserves the right to reject any bid not in compliance with all prescribed public contracting procedures and requirements, and to reject for good cause all bids upon finding of the agency that it is in the public interest to do.

Specific questions may be addressed to Sue DeVore, Engineering Technician, at 503.874.2211 or sdevore@silverton.or.us.
Published Mar. 15, 2016.

BT15829496

FIRST TIME PUBLISHED

INVITATION TO BID: THE POOLE SLOUGH FISH PASSAGE RESTORATION TOLEDO, OR

Bids due: March 31, 2016 @ 3:00 pm

The Wetlands Conservancy is soliciting bids for The Poole Slough Fish Passage Restoration. The scope of the project is included in the Poole Slough Fish Passage Restoration Drawings and Specifications, Revised March 4, 2016. To download bid package go to the project website: <http://wetlandsc.org/pool-slough-fish-passage-restoration-public-notice-solicitation-for-bids/>

The project is located in Poole Slough, a natural channel on the south side of the Yaquina River Estuary, near Toledo, Oregon. The goal is to re-establish natural processes and functions to provide self-sustaining unobstructed habitats for native migratory fish and other fish and wildlife species. The project will remove most of a 1,400-foot-long dike excavate approximately 500 linear feet of pilot channels to improve fish access to the extensive distribution of tidal channels at high tides and storm events.
Published Mar. 15, 2016.

BT15829492

FIRST TIME PUBLISHED

REQUEST FOR PROPOSALS: RON RUSSELL MIDDLE SCHOOL EXTERIOR MASONRY SEAL

RFP Number 3.9.16.1 PORTLAND, PR

Proposals due: April 14, 2016 @ 1:00 pm
David Douglas School District, Multnomah County, Portland, Oregon is requesting competitive sealed proposals with the intent of entering into a contract with one contractor to provide exterior masonry seal work at its Ron Russell Middle School located at 3955 SE 112th Ave, Portland, Oregon 97266. All potential proposers are to read, understand, and accept the requirements of this Request for Proposal, especially the mandatory requirements.

The Work consists of preparation and sealing of concrete masonry block walls and re-caulking of control joints as more specifically set out in Drawings and Specifications prepared by Professional Roof Consultants, Inc.

A mandatory pre-proposal meeting will be held promptly at 3:00 PM - 4:00 PM, Wednesday March 16, 2016 at Ron Russell Middle School. All attendees must check in at the school's main office. Attendance will be taken. Bids will only be considered from those contractors attending the mandatory pre-bid meeting and tour. All other bids will be returned unopened. The requirements for this project and its bid package will be discussed. The site will be immediately toured following this meeting. Questions will be taken during this time and decisions will later be distributed by Adenda.

The Contract Documents may be requested

via Email from Stacey Balenger, Purchasing Department, David Douglas School District at stacey_balenger@dssd40.org. **Documents will be supplied electronically only.**

This contract is for a public works subject to ORS 279C.800 to 279C.870 (Prevailing Rate of Wage).

All bids shall comply with the requirements of Oregon Revised Statutes and the District's local Public Contract Rules, latest editions.

Bids must be fully completed in the manner provided in the "Instructions to Bidders".

Bids will not be considered unless accompanied by certified check, cashier's check, or surety bond made payable to David Douglas School District in an amount equal to 10% of the Base Bid. Interest will not be allowed on bid security.

David Douglas School District reserves the right to reject all and any bids not in compliance with all prescribed public procedures and requirements and to waive informalities in this bid.

Stacey Balenger
Purchasing Supervisor
Published Mar. 15, 2016.

BT15829643

FIRST TIME PUBLISHED

INVITATION TO BID: PHASE 1 - CAMPGROUND PAVING PROJECT AT HARRIS BEACH STATE PARK BROOKINGS, OR

Bids due: March 23, 2016 @ 2:00 pm

Sealed bids will be received for the acquisitions listed below. FACSIMILE BID (S) WILL NOT BE ACCEPTED.

Contract is for a Public Work subject to Prevailing Wage Rates under ORS 279C.800 to ORS 279C.870

CONSTRUCTION STATE OF OREGON

Parks and Recreation Department
Phase 1 - Campground Paving Project at Harris Beach State Park
Bids due 2:00 PM, Wednesday, March 23, 2016
Invitation to Bid #7733 ORPIN Opportunity #. OPRD-3382-16

The contract terms, conditions and specifications may be reviewed for the "Phase 1 - Campground Paving Project at Harris Beach

State Park located at 1655 HWY 101 N, Brookings, Curry County, Oregon 97415 and sealed bids will be received and publicly opened on (date bids due) at 2:00 PM at the Parks and Recreation Department, 725 Summer St NE, Ste C, Salem, Oregon 97301. Offer(s) may be rejected if not in compliance with bidding procedures and requirements. Any or all offers may be rejected if in the public interest to do so.

No Pre-Bid Conference will be held, however, prospective bidders are encouraged to become familiar with the project location by making a site visit. Information concerning arrangements for a site visit are available in the solicitation documents/information on the ORPIN website.

Solicitation documents may be viewed or downloaded by accessing the ORPIN System at <http://orpin.oregon.gov>. If you do not have a personal computer, you may access the ORPIN system at selected Procurement Centers. If you need assistance with registration, call (503) 378-4642 OR email orpin@state.or.us. Solicitation documents can also be reviewed and obtained from the Parks and Recreation Department, 725 Summer St NE, Ste C, Salem, OR 97301 (503) 986-0701. Contact for this solicitation is Dolly Bullington, Contracts Officer.

The public contracting agency may reject any bid not in compliance with the prescribed public bidding procedures and requirements, and may reject for good cause any or all bids upon a finding of the agency it is in the public interest to do so.

BT15829681

Business Tribune

"Hoffman Construction routinely advertises subcontractor opportunities in the Business Tribune. Their extensive network reaches potential bidders in many local communities."

Jon Grasl,
Hoffman Construction Company

SUB-BIDS REQUESTED

Adroit Construction Co., Inc., is the GC for the
Medford Fire Station #4
2208 Table Rock Rd. Medford, OR 97501

Bid Date: 3/29/16 Time: 2:00 PM

*****SEND BIDS TO BOTH bid@adroitbuilt.com and Jennifer.huston@cityofmedford.org*****

BID FORMS & ATTACHMENTS are available online at www.adroitbuilt.com/biddingopportunities

Thank you!

*****Prevailing Wage*****



Contact: Jessica Robinson
Phone: (541) 482-4098
Fax: (541) 482-4218
Email: jessica@adroitbuilt.com

We are an equal opportunity employer requesting sub?bids from qualified M/W/D/VBE/SBE subcontractors & suppliers. Minority and women owned businesses are encouraged to apply. Emerging small businesses are encouraged to apply.

BT15828214

CCB#44384 / CSLB#454960B

Portland City Council Agenda

18 BUSINESS TRIBUNE

Tuesday, March 15, 2016



City Hall

1221 SW Fourth Avenue
Portland, OR 97204

**WEDNESDAY, 9:30 AM,
MARCH 16, 2016**

COMMUNICATIONS

- 238** Request of Jeffrey Wihtol to address Council regarding chronic misconduct in and around Council Crest Park (Communication)
- 239** Request of Charles Johnson to address Council regarding surviving the Ides of March, #BlackLivesMatter, tprojects.info (Communication)
- 240** Request of Pete Wall to address Council regarding Tools 4 Troops (Communication)
- 241** Request of Patt Bilow to address Council regarding Tools 4 Troops (Communication)
- 242** Request of Alan Rood to address Council regarding lane changes at Foster and 60th and the traffic signal/crosswalk signal at 62nd and Foster/Holgate (Communication)

TIMES CERTAIN

- 243** **TIME CERTAIN: 9:45 AM** – Accept report on new Portland Fire & Rescue Duty Uniforms (Report introduced by Commissioner Saltzman) 20 minutes requested

CONSENT AGENDA – NO DISCUSSION

■ MAYOR CHARLIE HALES

- 244** Appoint Jessica Molinar and Andrew Clark to the Portland Design Commission for terms to expire March 15, 2020 and reassign Julie Livingston to a new membership category (Report)
- 245** Appoint community member Michael Lynch to the Technology Oversight Committee for a term to expire April 1, 2019 (Report)

■ Office of Management and Finance

- *246** Amend contract with Cascade Centers, Inc. for employee assistance services through June 30, 2021 (Ordinance; amend Contract No. 30002042)
- *247** Ratify a Letter of Agreement between the City on behalf of the Bureau of Development Services and the Bureau of Fire and Police Disability & Retirement Fund and the American Federation of State, County and Municipal Employees Local, 189 on behalf of Deanna Hattan (Ordinance)
- 248** Authorize a three year lease extension with Pioneer Office, LLC for the Bureau of Environmental Services' leased premises at Pioneer Tower through November 30, 2019 (Ordinance; amend Contract No. 53134)

COMMISSIONER NICK FISH

■ Bureau of Environmental Services

- *249** Accept and appropriate a grant in the amount of \$98,500 from Metro for the West Willamette Restoration Partnership Project (Ordinance)
- 250** Authorize the Director of the Bureau of Environmental Services to sign lease documents with Friends of Zenger Farm and enter into an Intergovernmental Agreement as the sponsor of a Metro grant to the Friends of Zenger Farm (Ordinance)

WATER BUREAU

- 251** Declare the water facilities located at 16120 N Simmons Rd as no longer needed for public water system purposes and revert the property and facilities to the Port of Portland in accordance with a deed restriction (Ordinance)

COMMISSIONER STEVE NOVICK

■ Bureau of Transportation

- *252** Authorize the Portland Bureau of Transportation to waive TRN 8.01 Major Encroachments for developments on East Burnside for arcaded structures found to be redundant and outlined in the 1991 Special Design Guidelines for the district (Ordinance)
- 253** Authorize a competitive solicitation and contract with the lowest responsible bidder and provide payment for construction replacement of the deficient bridge structure on NE Glisan St at NE 90th Ave (Second Reading Agenda 225)

CITY AUDITOR MARY HULL CABALLERO

- 254** Amend contract with Moss Adams, LLP to extend by one year for financial and federal compliance audits of FY 2015-2016 and increase compensation by \$599,750 (Ordinance; amend Contract No. 30002662)

REGULAR AGENDA

- 255** Strengthen regulations for tree preservation in development situations (Second Reading Agenda 212; Ordinance introduced by Commissioners Saltzman and Fritz; amend Code Chapter 11.50)

Portland City Council Agenda

Tuesday, March 15, 2016

BUSINESS TRIBUNE 19

MAYOR CHARLIE HALES

■ Bureau of Police

- *256** Amend an Intergovernmental Agreement with Multnomah County to continue to provide House Bill 3194 offender law enforcement supervision and support (Ordinance; amend Contract No. 30004415) 10 minutes requested

■ City Attorney

- 257** Authorize the City Attorney to take legal action against Monsanto Company and its successor entities to recover public funds that have been and will be expended by the City as a result of the manufacture and distribution of polychlorinated biphenyls PCBs (Resolution) 15 minutes requested

■ City Budget Office

- *258** Amend the FY 2015-16 Revised Budget to respond to the housing emergency (Previous Agenda 229) 15 minutes requested

■ Office of Management and Finance

- *259** Approve Innovation Funding for five major and five micro proposals for FY 2015-16 (Ordinance) 30 minutes requested

COMMISSIONER AMANDA FRITZ

■ Office of Neighborhood Involvement

- *260** Amend fee schedule for Marijuana Policy Program to cover costs of administration (Ordinance; amend Portland Policy Document ADM-20.01) 10 minutes requested

COMMISSIONER STEVE NOVICK

■ Bureau of Transportation

- 261** Appoint Audrey Ivancie, Jonathan Bolden and Idris Khoshnaw to the Private For-Hire Transportation Advisory

Committee for terms to expire March 31, 2019 (Report)

- *262** Authorize the Director of Transportation or designee to enter into and sign Non-Disclosure Agreements between the City and prospective vendors in order for City employees to review proprietary information (Ordinance)

- 263** Amend the Special Traffic Control District code to create a uniform temporary street closure approval process (Second Reading Agenda 236; amend Code Section 17.23.050)

**WEDNESDAY, 2:00 PM,
MARCH 16, 2016**

DUE TO LACK OF AGENDA THERE WILL BE NO MEETING

NOTE: "Time Certain" indicates that an item will not be heard by Council prior to the time specified.

- Communications items are three minutes each. Regular Agenda items taking longer than five minutes have the time estimate noted next to the item.
- The * indicates an emergency ordinance, which takes effect immediately if passed. Non-emergency ordinances require two readings and a 30-day waiting period before taking effect. Resolutions, reports, etc., adopted by Council are effective after adjournment.
- The above summary is published by the City Auditor as provided by Section 2-113 of the Charter and Ordinance No. 130672.
- Council Chambers is equipped with a sound system for the hearing impaired. Assisted listening devices are available from the Clerk.
- The City of Portland will gladly accommodate requests for an interpreter or make other accommodations that further inclusivity. Please make your request at least 48 hours before the meeting to the Council Clerk 503-823-4086. (TTY 503-823-6868).
- City Council meetings can be viewed at www.portlandoregon.gov/video.

- The meetings are also cablecast on CityNet 30, Portland Community Media television.

Mary Hull Caballero
Auditor of the City of Portland

■ Testimonies

Testimony is taken on all Agenda items except Communications and Second Readings. To testify, sign up on a testimony sheet as you enter Council Chambers on the day of the meeting. Individuals have 3 minutes to testify, unless otherwise stated at the meeting.

Written testimony may be emailed or mailed to the Council Clerk prior to the meeting.

To schedule a Communication, email or mail your request to the Council Clerk. Include your name, address, phone number and a brief description of the subject you will be addressing. For full details, see Testimony Policies and procedures. www.portlandonline.com/auditor/index.cfm?&a=63123&c=34447

Clerk Email: karla.moore-love@portlandoregon.gov

Council Clerk Testimony: cctestimony@portlandoregon.gov

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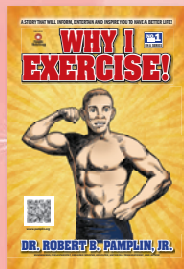
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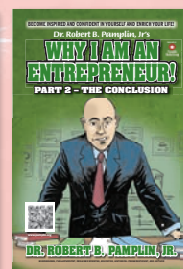
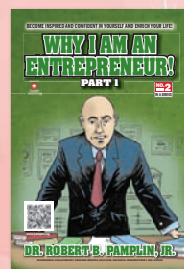


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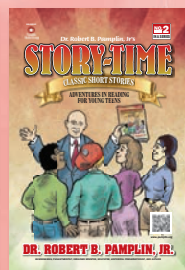
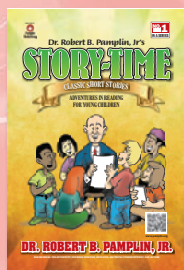


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