

plus late charges of \$508.10; plus advances and foreclosure attorney fees and costs. **6. SALE OF PROPERTY.** The Trustee hereby states that the property will be sold to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Lane County, Oregon. **7. TIME OF SALE.** Date: May 10, 2012. Time: 11:00 a.m. Place: Lane County Courthouse, 125 E. 8th Avenue, Eugene, Oregon. **8. RIGHT TO REINSTATE.** Any person named in ORS 86.753 has the right, at any time that is not later than five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.753. You may reach the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 800-452-7636 or you may visit its website at: www.osbar.org. Legal assistance may be available if you have a low income and meet federal poverty guidelines. For more information and a directory of legal aid programs, go to <http://www.oregonlawhelp.org>. Any questions regarding this matter should be directed to Lisa Summers, Paralegal, (541) 686-0344 (TS #17368.30973). DATED: December 22, 2011. **/S/ NANCY K. CARY** Nancy K. Cary, Successor Trustee, Hershner Hunter, LLP, P.O. Box 1475, Eugene, OR 97440. Date of first publication: March 1, 2012. Date of last publication: March 22, 2012.

**TRUSTEE'S NOTICE OF SALE**

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided: **1. PARTIES:** Grantor: KENT H. ZIEGLER. Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON. Successor Trustee: NANCY K. CARY. Beneficiary: WORLD SAVINGS BANK, F.S.B. **2. DESCRIPTION OF PROPERTY:** The real property is described as follows: **EXHIBIT "A" A PART OF SECTIONS 27 AND 28, TOWNSHIP 2 SOUTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE MOST NORTHERLY 375 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND A CUT OFF BY A LINE DRAWN PARALLEL TO THE CENTERLINE OF SOUTH HOLCOMB BOULEVARD: BEGINNING AT A BOTTLE IN THE EAST AND WEST CENTER LINE OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, 71 FEET WEST OF THE QUARTER SECTION CORNER BETWEEN SECTIONS 27 AND 28 IN SAID TOWNSHIP AND RANGE; THENCE NORTH 0°2' EAST 1267 FEET TO A POINT IN THE CENTER OF THE COUNTY ROAD KNOWN AS THE OREGON CITY AND HOLCOMB ROAD; THENCE SOUTH 68°15' EAST 623.45 FEET ALONG THE CENTER LINE OF SAID ROAD TO A POINT; THENCE**

**SOUTH 0°2' WEST 1030.3 FEET TO A POINT IN THE EAST AND WEST CENTER LINE OF SECTION 27; THENCE WEST FOLLOWING THE SAID CENTER LINE 579.2 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND: A PART OF SECTIONS 27 AND 28, TOWNSHIP 2 SOUTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A BOTTLE IN THE EAST AND WEST CENTER LINE OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, 71 FEET WEST OF THE QUARTER SECTION CORNER BETWEEN SECTIONS 27 AND 28 IN SAID TOWNSHIP AND RANGE; THENCE NORTH 0°2' EAST 1267 FEET TO A POINT IN THE CENTER OF THE COUNTY ROAD KNOWN AS THE OREGON CITY AND HOLCOMB ROAD; AND THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN, FROM SAID TRUE POINT OF BEGINNING; THENCE SOUTH 0°2' WEST 435.6 FEET TO A POINT; THENCE SOUTH 68°15' EAST PARALLEL WITH THE CENTER LINE OF SAID COUNTY ROAD TO A POINT THAT IS 400 FEET EAST OF THE SOUTHERLY EXTENSION OF THE LAST MENTIONED COURSE OF SOUTH 0°2' WEST WHEN MEASURED AT RIGHT ANGLES THERETO; THENCE NORTH 0°2' EAST 435.6 FEET TO A POINT IN THE CENTER LINE OF SAID COUNTY ROAD; THENCE NORTH 68°15' WEST ALONG THE SAID CENTER LINE TO THE POINT OF BEGINNING. NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008. 3. RECORDING.** The Trust Deed was recorded as follows: Date Recorded: April 18, 2008. Recording No.: 2008-028225 Official Records of Clackamas County, Oregon. **4. DEFAULT.** The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$1712.89 each, due the fifteenth of each month, for the months of July 2011 through December 2011; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest. **5. AMOUNT DUE.** The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$244,366.58; plus interest at an adjustable rate pursuant to the terms of the Promissory Note from June 15, 2011; plus late charges of \$396.85; plus advances and foreclosure attorney fees and costs. **6. SALE OF PROPERTY.** The Trustee hereby states that the property will be sold to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Clackamas County, Oregon. **7. TIME OF SALE.** Date: May 10, 2012. Time: 11:00 a.m. Place: Clackamas County Courthouse, 807 Main Street, Oregon City, Oregon. **8. RIGHT TO REINSTATE.** Any person named in ORS 86.753 has the right, at any time that is not later than five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured

by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.753. You may reach the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 800-452-7636 or you may visit its website at: www.osbar.org. Legal assistance may be available if you have a low income and meet federal poverty guidelines. For more information and a directory of legal aid programs, go to <http://www.oregonlawhelp.org>. Any questions regarding this matter should be directed to Lisa Summers, Paralegal, (541) 686-0344 (TS #17368.30974). DATED: December 22, 2011. **/S/ NANCY K. CARY** Nancy K. Cary, Successor Trustee, Hershner Hunter, LLP, P.O. Box 1475, Eugene, OR 97440. Date of first publication: March 1, 2012. Date of last publication: March 22, 2012.

**NOTICE TO INTERESTED PERSONS:** Probate proceedings in the Estate of Robert C. Wenger, deceased, are now pending in the Circuit Court for Lane County, Oregon, Case No. 50-12-03523. Kim Wenger has been appointed as personal representative of Decedent. All persons having claims against the Estate are required to present them, in due form, within four months after the date of first publication of this Notice. The date of first publication of this Notice is March 1, 2012. Claims shall be presented to the personal representative at this address: c/o Benjamin M. Kearney, Arnold Gallagher Percell Roberts & Potter, P.C., 800 Willamette Street, Suite 800, PO Box 1758, Eugene, OR 97400-1758, or they may be barred. All persons whose rights may be affected by these proceedings may obtain additional information from the records of the court, the personal representative, or his attorney, Benjamin M. Kearney, whose address is listed above, and whose telephone number is (541) 484-0188.

**NOTICE**  
IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR LANE COUNTY, Probate Department. In the matter of the Estate of Debra L. Held, Deceased. Case No. 50-12-03865. **NOTICE TO INTERESTED PERSONS.** Claims against the estate of Debra L. Held, deceased, must be presented to Gary Hyde, who is the personal representative appointed by the Lane County Circuit Court, at 767 Willamette St., Suite 208, Eugene, Oregon 97401, within four (4) months from March 1, 2012 or such claims may be barred. All persons whose rights may be affected by these proceedings may obtain additional information from the court records, the personal representative, or Theodore L. Walker, attorney for the personal representative.

**IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF LANE** In the Matter of the Estate of HOWARD JOSEPH HARDARDT, Aka JOSEPH HOWARD HARDARDT, Deceased. Case No: 50-12-02098 **NOTICE TO INTERESTED PERSONS NOTICE IS HEREBY GIVEN** that Diana R. Taylor has been appointed Personal Representative of the estate. All persons having claims against the estate are required to present them, with proper vouchers, to the Personal Representative, Diana R. Taylor, P.O. Box 647, Eugene, Oregon 97440, within four months from the date of first publication of this notice, or the claims may

be barred. All persons whose rights may be affected by the proceedings may obtain additional information from the records of the court or from the Personal Representative who is representing herself in this proceeding. Signed February 10, 2012, and first published February 16, 2012. Diana R. Taylor, Personal Representative.

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