

Claims, a copy of which is on file with the Court. 3. You must "appear" in this case or the other side will win automatically. To "appear" you must file with the court a legal paper called a "motion" or "answer." The "motion" or "answer" must be given to the court clerk or administrator within 30 days (or 60 days for Defendant United States or State of Oregon Department of Revenue) along with the required filing fee. It must be in proper form and have proof of service on the Third Party Intervenor's attorney or, if the Third Party Intervenor does not have an attorney, proof of service on the Third Party Intervenor. 4. If you have any questions, you should see an attorney immediately. If you need help in finding an attorney, you may contact the Oregon State Bar's Lawyer Referral Service online at [www.oregonstatebar.org](http://www.oregonstatebar.org) or by calling (503) 684-3763 in the Portland metropolitan area or toll-free elsewhere in Oregon at (800) 452-7636. 5. This summons is issued pursuant to ORCP 7. **ROUTH CRABTREE OLSEN, P.C.** By: John Thomas, OSB # 024691, Attorneys for Third Party Intervenor, 621 SW Alder St., Suite 800, Portland, OR 97205-3623. Phone: 503-517-7180. Fax: (425) 457-7369. [jthomas@rcrcolllegal.com](mailto:jthomas@rcrcolllegal.com) Date of first publication: May 17, 2012. Date of last publication: June 7, 2012.

**TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain Trust Deed, as modified, made by Sauter and Associates, Inc., an Oregon corporation, Grantor, to First American Title Insurance Company, as Trustee, in favor of Siuslaw Bank, as Beneficiary, dated February 18, 2009, and recorded February 26, 2009, as Instrument No. 2009-009654 of the Official Records of Lane County, Oregon, covering the following described real property situated in said county and state, to-wit: Lots 1, 2, 3, 5, 6 and 7 of SUNSET COVE P.U.D., as platted and recorded March 13, 2007, Reception No. 2007-016818, Lane County Deeds and Records, in Lane County, Oregon. Both the Beneficiary and the Trustee have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and a Notice of Default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is Grantors' failure to pay when due the following sums: Grantor's failure to pay the monthly payments in the amount of \$258.29 for the months of September 2011, October 2011, November 2011, December 2011, January 2012 and February 2012. By reason of said default, the Beneficiary has declared all sums owing on the obligation secured by said Trust Deed immediately due and payable, said sums being the following, to-wit: the current principal balance of \$41,372.31; together with accrued interest through February 2, 2012 in the amount of \$783.19 (interest continues to accrue at the rate of 7.25% from February 3, 2012 until paid), late charges in the amount of \$25.40, and such other costs and fees incurred herein as are due under the note or other instrument secured, and as are provided by statute. WHEREFORE, notice is hereby given that the undersigned Trustee will on **July 9, 2012, at the hour of 10:00 A.M., in accord with the standard of time established by ORS 187.110, Inside the front entrance of the Lane County Courthouse, 125 E. 8th Avenue, in the City of Eugene, County of Lane, Oregon,** sell at public auction to the highest bidder for cash the interest in said described real property which the Grantors 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 Grantors or their 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 ORS 86.753 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 when 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 rendering 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 ORS 86.753. In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "Grantors" includes any successor in interest to the Grantors 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. DATED: February 15, 2012. Benjamin M. Kearney, Successor Trustee, Arnold Gallagher Percell Roberts & Potter, P.C., P.O. Box 1758, Eugene, OR 97440. (541) 484-0188. First publication date: May 3, 2012.

**IN SUMMONS THE CIRCUIT COURT OF THE STATE OF OREGON FOR LANE COUNTY**

WELLS FARGO BANK, NA, also known as WACHOVIA MORTGAGE, a division of WELLS FARGO BANK, NA, formerly known as WACHOVIA MORTGAGE, FSB, formerly known as WORLD SAVINGS BANK, FSB; Plaintiff, v. DOES 1-2, being the occupants of or parties in possession or claiming any right to possession of the Real Property commonly known as 753 Centennial Blvd., Springfield, OR 97477; DOES 3-4, being the unknown heirs or devisees of Rita Louise Mitchell and/or their legal representatives, if any, and also all other persons or parties unknown claiming any right, title, lien, or interest in the property described in the complaint herein; RICARDO FERRARI; STATE OF OREGON, DEPARTMENT OF HUMAN SERVICES; Defendants. Case No. 161202838. **SUMMONS TO:** Does 3-4, being the unknown heirs or devisees of Rita Louise Mitchell and/or their legal representatives, if any, and also all other persons or parties unknown claiming any right, title, lien, or interest in the property described in the complaint herein. **IN THE NAME OF THE STATE OF OREGON:** You are hereby required to appear and defend the complaint filed against you in the above case within thirty days after the first date of publication of this summons, and if you fail to appear and defend, the plaintiff will apply to the court for the relief demanded in the complaint. The object of the complaint and the demand for relief are: The plaintiff seeks to foreclose its trust deed on the subject real property described in the complaint as described below in the amount of \$57,036.72, plus interest, late charges, costs, advances, and attorney's fees, and to cause the subject property to be sold by the Sheriff of Lane County, foreclosing the interests of all defendants in the real property with the proceeds applied to satisfy Plaintiff's lien. The real property is described as follows: Beginning at a point on the South line of Lot 12 of Replat of Lots 17, 18, and 19 of CLARK AND WASHBURN'S ADDITION TO SPRINGFIELD, as platted and recorded in Book 3, Page 14, Lane County Oregon Plat Records, 280 feet East of the Southwest corner of said Lot 12; thence North 90.5 feet; thence East 70 feet; thence South 90.5 feet; thence West along the South line of said Lot 12, 70 feet to the Place of Beginning, in Lane County, Oregon. Which currently has the address of 753 Centennial Blvd., Springfield, OR 97477. **NOTICE TO DEFENDANT: READ THESE PAPERS CAREFULLY!** You must "appear" in this case or the other side will win automatically. To "appear" you must file with the court a legal paper called a "motion" or "answer." The "motion" or "answer" must be given to the court clerk or administrator within 30 days of the date of first publication specified herein along with the required filing fee. It must be in proper form and have proof of service on the plaintiff's attorney or, if the plaintiff does not have an attorney, proof of service on the plaintiff. If you have questions, you should see an attorney immediately. If you need help in finding an attorney, you may call the Oregon State Bar's Lawyer Referral Service at (503) 684-3763 or toll-free in Oregon at (800) 452-7636. HERSHNER HUNTER, LLP. By **/s/Nancy K. Cary** Nancy K. Cary, OSB 902254 Of Attorneys for Plaintiff, 180 East 11th Avenue, P.O. Box 1475, Eugene, Oregon 97440. Telephone: (541)686-8511. Fax: (541)344-2025. [ncary@hershnerhunter.com](mailto:ncary@hershnerhunter.com) First Publication Date: May 3, 2012.

**TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain Trust Deed, as modified, made by Sauter and Associates, Inc., an Oregon corporation, Grantor, to First American Title Insurance Company, as Trustee, in favor of Siuslaw Bank, as Beneficiary, dated February 18, 2009, and recorded February 26, 2009, as Instrument No. 2009-009652 of the Official Records of Lane County, Oregon, covering the following described real property situated in said county and state, to-wit: Lots 1, 2, 3, 5, 6 and 7 of SUNSET COVE P.U.D., as platted and recorded March 13, 2007, Reception No. 2007-016818, Lane County Deeds and Records, in Lane County, Oregon. Both the Beneficiary and the Trustee have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and a Notice of Default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is Grantors' failure to pay when due the following sums: Grantor's failure to pay the monthly payments in the amount of \$1,225.00 for the months of December 2011, January 2012 and February 2012. By reason of said default, the Beneficiary has declared all sums owing on the obligation secured by said Trust Deed immediately due and payable, said sums being the following, to-wit: the current principal balance of \$195,784.16; together with accrued interest through February 2, 2012 in the amount of \$3,492.87 (interest continues to accrue at the rate of 7.25% from February 3, 2012 until paid), late charges in the amount of \$122.50, and such other costs incurred herein and fees as are due under the note or other instrument secured, and as are provided by statute. WHEREFORE, notice is hereby given that the undersigned Trustee will on **July 9, 2012, at the hour of 10:00 A.M., in accord with the standard of time established by ORS 187.110, Inside the front entrance of the Lane County Courthouse, 125 E. 8th Avenue, in the City of Eugene, County of Lane, Oregon,** sell at public auction to the highest bidder for cash the interest in said described real property which the Grantors 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 Grantors or their 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 ORS 86.753 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 when 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 rendering 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 ORS 86.753. In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "Grantors" includes any successor in interest to the Grantors 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. DATED: February 15, 2012. Benjamin M. Kearney, Successor Trustee, Arnold Gallagher Percell Roberts & Potter, P.C., P.O. Box 1758, Eugene, OR 97440. (541) 484-0188. First publication date: May 3, 2012.

**TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain Trust Deed, as modified, made by Sauter and Associates, Inc., Grantor, to First American Title Insurance Company, as Trustee, in favor of Siuslaw Bank, as Beneficiary, dated December 20, 2007, and recorded December 27, 2007, as Instrument No. 2007-084671 of the Official Records of Lane County, Oregon, covering the following described real property situated in said county and state, to-wit: Lot 12, SUNSET COVE P.U.D., as platted

and recorded March 13, 2007, Reception No. 2007-016818, Lane County Deeds and Records, in Lane County, Oregon. Both the Beneficiary and the Trustee have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and a Notice of Default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is Grantors' failure to pay when due the following sums: Grantor's failure to pay the monthly payments in the amount of \$612.03 for the months of September 2011, October 2011, November 2011, December 2011, January 2012 and February 2012. By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit: the current principal balance of \$98,033.50; together with accrued interest through February 2, 2012 in the amount of \$1,855.82 (interest continues to accrue at the rate of 7.25% from February 3, 2012 until paid), late charges in the amount of \$60.21 and such other costs incurred herein and fees as are due under the note or other instrument secured, and as are provided by statute. WHEREFORE, notice is hereby given that the undersigned Trustee will on **July 9, 2012, at the hour of 10:05 A.M., in accord with the standard of time established by ORS 187.110, Inside the front entrance of the Lane County Courthouse, 125 E. 8th Avenue, in the City of Eugene, County of Lane, Oregon,** sell at public auction to the highest bidder for cash the interest in said described real property which the Grantors 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 Grantors or their 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 ORS 86.753 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 when 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 rendering 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 ORS 86.753. In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "Grantors" includes any successor in interest to the Grantors 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. DATED: February 15, 2012. Benjamin M. Kearney, Successor Trustee, Arnold Gallagher Percell Roberts & Potters, P.C., P.O. Box 1758, Eugene, OR 97440. (541) 484-0188. First publication date: May 3, 2012.

**TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain trust deed made by Ward Northwest, Inc., an Oregon corporation, as grantor, to First American Title Insurance Company, as trustee, in favor of Siuslaw Bank as beneficiary, dated September 4, 2007, and recorded on September 11, 2007, as Instrument No. 2007-063224 of the Official Records of Lane County, Oregon, covering the following described real property situated in said county and state, to-wit: Beginning at a point on the center of U.S. Highway No. 101 (Roosevelt Highway) 410 feet Northerly from the South line of Section 14, Township 18 South, Range 12 West of the Willamette Meridian; thence Northerly along the center line of said Roosevelt Highway, 250 feet; thence Easterly at right angles 660 feet; thence Southerly parallel to the first line in Roosevelt Highway 250 feet; thence Westerly parallel with the South line of Section 14, 660 feet to the place of beginning, in Lane County, Oregon. EXCEPT Beginning at a point in the center of

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Place numbers 1-9 so that each row, column and 3x3 square has each number only once. There is only one solution. Good Luck! Stumped? Visit [www.sudokuplace.com](http://www.sudokuplace.com) for a puzzle solver.

# Sudoku

						3		
	2	4	8	5			6	
6		9				2	8	
			9		1		4	
	1						2	
	6		4		5			
	5	2				4		8
	9			8	4	7	5	
		1						

U.S. Highway No. 101 (Roosevelt Highway) 585.00 feet Northerly from the South line of Section 14, Township 18 South, Range 12 West of the Willamette Meridian; thence Northerly along the center line of said Roosevelt Highway, 75.00 feet; thence Easterly at right angles 660 feet more or less to the East line of the Southwest one quarter of the Southwest one quarter of said Section 14; thence along said East line 75.00 feet; thence Westerly at right angles to the center line of said Roosevelt Highway 660 feet more or less to the place of beginning, in Lane County, Oregon. SAVE AND EXCEPT That portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded May 30, 1985, Reception No. 85-18983, Lane County Official Records, in Lane County, Oregon. Both the Beneficiary and the Trustee have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and a Notice of Default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is Grantors' failure to pay when due the following sums: Grantor's failure to pay the monthly payments in the amount of \$1,828.31 for the months of November 2011, December 2011 and January 2012. By reason of said default, the Beneficiary has declared all sums owing on the obligation secured by said Trust Deed immediately due and payable, said sums being the following, to-wit: the current principal balance of \$233,023.26; together with accrued interest through February 2, 2012 in the amount of \$4,035.83 (interest continues to accrue at the rate of 7.25% from February 3, 2012 until paid), late charges in the amount of \$182.82, and such other costs and fees incurred herein, as are due under the note or other instrument secured, and as are provided by statute. WHEREFORE, notice is hereby given that the undersigned Trustee will on **July 9, 2012, at the hour of 10:10 A.M., in accord with the standard of time established by ORS 187.110, Inside the front entrance of the Lane County Courthouse, 125 E. 8th Avenue, in the City of Eugene, County of Lane, Oregon,** sell at public auction to the highest bidder for cash the interest in said described real property which the Grantors 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 Grantors or their 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 ORS 86.753 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 when 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 rendering 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 ORS 86.753. In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "Grantors" includes any successor in interest to the Grantors 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. DATED: February 16, 2012. Benjamin M. Kearney, Successor Trustee, Arnold Gallagher Percell Roberts & Potter, P.C., P.O. Box 1758, Eugene, OR 97440. (541) 484-0188. First publication date: May 3, 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: OLIVIA R. FORSBERG. Trustee: AMERITITLE, INC. Successor Trustee: NANCY K. CARY. Beneficiary: VERN J. JONES AND CONNIE C. JONES, TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE JONES LOVING TRUST DATED FEBRUARY 18, 1997. **2. DESCRIPTION OF PROPERTY:** The real property is described as follows: Lot 78, SUNSET MEADOWS PUD, as platted and recorded in File 73, Slides 319 and 320, Lane County Oregon Plat Records, in Lane County, Oregon. **3. RECORDING.** The Trust Deed was recorded as follows: Date Recorded: October 8, 2008. Recording No. 2008-056062. Official Records of Lane 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 \$255.07 each, due the eighth of each month, for the months of August 2011 through February 2012; 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 \$21,273.06; plus interest at the rate of 11.000% per annum from July 5, 2011; plus late charges of \$89.25; 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: July 12, 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

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