

S&S 16-118117

TRUSTEE'S NOTICE OF SALE
A default has occurred under the terms of a trust deed made by Robert D. Kener and Heather L. Kener, whose address is 1091 Cascade Drive NW, Salem, OR 97304 as grantor to Pacific Northwest Title, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc., as nominee for St. Francis Mortgage Corporation, its successors and assigns, as Beneficiary, dated February 23, 2007, recorded February 28, 2007, in the mortgage records of Polk County, Oregon, as Instrument No. 2007-003240, Wells Fargo Bank, NA is the present Beneficiary, as defined in ORS 86.705(2), as covering the following described real property: as covering the following described real property: Beginning an iron rod set on the West line of Lot 7, Block 3, KINGWOOD TERRACES, Polk County, Oregon, said iron rod being South 28°02' West a distance of 203.5 feet from the Northwest corner of said Lot 7; and running thence South 70°55'-1/2' East a distance of 134.34 feet to the East line of said Lot 7 (iron rod set South 70°55'-1/2' East a distance of 0.83 feet); thence South 19°23' West along the East line of said Lot 7, a distance of 20.85 feet to the point of curve of a 34' curve to the left; thence Southwesterly along that portion of the arc of a 34' curve to the left subtended by a 54.88 foot chord which bears South 10°03' West, thence North 70°35' West a distance of 3.65 feet to an iron rod; thence North 70°35' West a distance of 150.87 feet to an iron rod set on the West line of said Block 3; thence North 28°02' East, a distance of 74.97 feet along the West line of lots 6 and 7, in said Block 3, to the place of beginning, COMMONLY KNOWN AS: 1091 Cascade Drive NW, Salem, OR 97304. Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay within the following sums: Monthly payments in the sum of \$1,264.58, from September 1, 2015, plus prior accrued late charges in the amount of \$86.56, plus the sum of \$128.08 for advances, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns. By reason of said default the beneficiary has declared all sums owing on the obligation that the trust deed secures immediately due and payable, said sum being the following, to-wit: \$161,902.39, together with accrued interest in the sum of \$4,000.42, through February 12, 2016; together with interest thereon at the rate of 4.625% per annum from February 13, 2016, plus prior accrued late charges in the amount of \$86.56, plus the sum of \$815.09 for advances, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns. WHEREFORE, notice hereby is given that the undersigned trustee will on June 28, 2016, at the hour of 11:00 AM PT, in accord with the standard time established by ORS 187.110, at the main entrance of the Polk County Courthouse, located at 850 Main Street, in the City of Dallas, County of Polk, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor has or had power to convey at the time of the execution of 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 to any person named in ORS 86.778 that the right exists, at any time that is not later than five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by paying to the beneficiary of the entire amount 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 obligations 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 fees and attorney's fees not exceeding the amounts provided by said ORS 86.778. Notice is further given that reinstatement or payoff quotes requested pursuant to ORS 86.786 and ORS 86.789 must be timely communicated in a written request that complies with that statute, addressed to the trustee, at the address shown below. 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.shapiroattorneys.com/wa. In construing this notice, the masculine gender includes the feminine and the neuter, 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. Also, please be advised that pursuant to the terms stated on the Deed of Trust and Note, the beneficiary is allowed to conduct property inspections while property is in default. This shall serve as notice that the beneficiary shall be conducting property inspections on the said referenced property. 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. The Fair Debt Collection Practice Act requires that we state the following: This is an attempt to collect a debt, and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings: This shall not be construed to be an attempt to collect the outstanding indebtedness or hold you personally liable for the debt. Dated: February 15, 2016 SHAPIRO & SUTHERLAND, LLC, Successor Trustee 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683 www.shapiroattorneys.com/wa, Telephone: (360)260-2253, Toll-free: 1-800-970-5647, S&S 16-118117

(Feb. 24; March 2, 9, 16, 2016)

IN THE CIRCUIT COURT OF THE STATE OF OREGON
POLK COUNTY
Juvenile Department

In the Matter of
SAVANNA SCHULTZ
A Child.

Case No. 14JU02664,
15JU02499

PUBLISHED SUMMONS
TO: William Lee Schultz
IN THE NAME OF THE STATE OF OREGON:

A petition has been filed asking the court to enter a judgment establishing the paternity of the above-named child. YOU ARE DIRECTED TO FILE A WRITTEN ANSWER TO THE PETITION NO LATER THAN 30 DAYS AFTER THE DATE OF LAST PUBLICATION OF THIS SUMMONS, specified herein, consenting to or objecting to the establishment of the child's paternity and informing the court of your current residence address, mailing address and telephone number. YOUR ANSWER SHOULD BE MAILED TO Polk County Circuit Court, 850 Main St, Dallas, OR 97338 and to DHS' attorney, AAG Sarah S. Morris, Department of Justice, 1162 Court St NE Salem, OR 97301-4096. This summons is published pursuant to the order of the circuit court judge of the above-entitled court, dated February 5, 2016. The order directs that this summons be published once each week for four consecutive weeks, making four publications in all, in a published newspaper of general circulation in Polk County.

Date of first publication: February 9, 2016
Date of last publication: March 9, 2016

NOTICE
READ THESE PAPERS CAREFULLY

IF YOU DO NOT FILE A WRITTEN ANSWER AS DIRECTED ABOVE, the court may proceed in your absence without further notice and issue a judgment establishing the paternity of the above-named child ON THE DATE AN ANSWER IS REQUIRED BY THIS SUMMONS OR ON A FUTURE DATE, and may make such orders and take such action as authorized by law.

RIGHTS AND OBLIGATIONS
(1) YOU HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY IN THIS MATTER. If you are currently represented by an attorney, CONTACT YOUR ATTORNEY IMMEDIATELY UPON RECEIVING THIS NOTICE. Your previous attorney may not be representing you in this matter.

IF YOU CANNOT AFFORD TO HIRE AN ATTORNEY and you meet the state's financial guidelines, you are entitled to have an attorney appointed for you at state expense. TO REQUEST APPOINTMENT OF AN ATTORNEY TO REPRESENT YOU AT STATE EXPENSE, YOU MUST IMMEDIATELY CONTACT THE Polk County Circuit Court at 850 Main St, Dallas, OR 97338, phone number (503) 623-1885, between the hours of 8:00 a.m. and 5:00 p.m. for further information.

IF YOU WISH TO HIRE AN ATTORNEY, please retain one as soon as possible. If you need help 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.

IF YOU ARE REPRESENTED BY AN ATTORNEY, IT IS YOUR RESPONSIBILITY TO MAINTAIN CONTACT WITH YOUR ATTORNEY AND TO KEEP

YOUR ATTORNEY ADVISED OF YOUR WHEREABOUTS.

(2) If you contest the petition, the court will schedule a hearing on the allegations of the petition and order you to appear personally - any schedule other hearings related to the petition and order you to appear personally. IF YOU ARE ORDERED TO APPEAR, YOU MUST APPEAR PERSONALLY IN THE COURTROOM, UNLESS THE COURT HAS GRANTED YOU AN EXCEPTION IN ADVANCE UNDER ORS 419B.918 TO APPEAR BY OTHER MEANS INCLUDING, BUT NOT LIMITED TO, TELEPHONIC OR OTHER ELECTRONIC MEANS. AN ATTORNEY MAY NOT ATTEND THE HEARING(S) IN YOUR PLACE.

PETITIONER'S ATTORNEY
Sarah S. Morris #964319
Senior Assistant
Attorney General
1162 Court St NE
Salem, OR 97301-4096
ISSUED this 9th day of February, 2016.

Issued by:
Sarah S. Morris #964319
Senior Assistant
Attorney General

(Feb. 17, 24; March 2, 9, 2016)

TRUSTEE'S NOTICE OF SALE
T.S. No.: OR-15-691825-AJ Reference is made to that certain deed made by MARIE SUAREZ AND RUBEN SUAREZ, WIFE AND HUSBAND as Grantor to CHICAGO TITLE, as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PEOPLES BANK, A KANSAS CORPORATION, as Beneficiary, dated 4/19/2012, recorded 4/30/2012, in official records of POLK County, Oregon in book 001/volume No. and/or case file/lien/instrument/microfilm / reception number 2012-004205 covering the following described real property situated in said County, and State, to-wit: APN: 570076 08420-DA-27000 LOT 58, NORTHGATE PHASE 6, IN THE CITY OF INDEPENDENCE, POLK COUNTY, STATE OF OREGON. (PLAT VOLUME 14, PAGE 4). Commonly known as: 729 MORNING GLORY DRIVE, INDEPENDENCE, OR 97351 The undersigned hereby certifies that based upon business records there are no known written assignments of the trust due by the trustee or by the beneficiary and no appointments of a successor trustee have been made, except as recorded in the records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7). Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been rec'd ordered pursuant to Section 86.752 (3) of Oregon Revised Statutes. There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sums: Delinquent Payments: Payment Information From Through Total Payments 11/1/2014 1/14/2016 \$21,137.00 Late Charges From Through Total Late Charges 11/1/2014 1/14/2016 \$273.20 Beneficiary's Advances, Costs, And Expenses MIP \$482.97 Unset \$5,832.30 Total Advances: \$6,315.27 TOTAL FORECLOSURE COST: \$1,522.00 TOTAL REQUIREMENTS: \$22,932.20 TOTAL REQUIRED TO PAYOFF: \$190,555.15 By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: The installments of principal and interest which became due on 11/1/2014, and all subsequent installments of principal and interest through the date of this Notice, plus amounts that are due for late charges, delinquent property taxes, insurance premiums, advances and take such action as authorized by law.

RIGHTS AND OBLIGATIONS (1) YOU HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY IN THIS MATTER. If you are currently represented by an attorney, CONTACT YOUR ATTORNEY IMMEDIATELY UPON RECEIVING THIS NOTICE. Your previous attorney may not be representing you in this matter. IF YOU CANNOT AFFORD TO HIRE AN ATTORNEY and you meet the state's financial guidelines, you are entitled to have an attorney appointed for you at state expense. TO REQUEST APPOINTMENT OF AN ATTORNEY TO REPRESENT YOU AT STATE EXPENSE, YOU MUST IMMEDIATELY CONTACT THE Polk County Circuit Court at 850 Main St, Dallas, OR 97338, phone number (503) 623-1885, between the hours of 8:00 a.m. and 5:00 p.m. for further information. IF YOU WISH TO HIRE AN ATTORNEY, please retain one as soon as possible. If you need help 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. IF YOU ARE REPRESENTED BY AN ATTORNEY, IT IS YOUR RESPONSIBILITY TO MAINTAIN CONTACT WITH YOUR ATTORNEY AND TO KEEP

said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.778 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance of the obligations secured by the trust deed, at any time prior to five days before the date last set for sale. Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property, except the Name and Last Known Address and Nature of Right, Lien or Interest MARIE SUAREZ 729 MORNING GLORY DRIVE INDEPENDENCE, OR 97351 Original Borrower RUBEN SUAREZ 729 MORNING GLORY DRIVE INDEPENDENCE, OR 97351 Original Borrower For Sale Information Call: 888-988-6736 or Login to: Salestrack.tdsf.com In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to this grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Pursuant to Oregon Law, this sale will not be deemed final until the Trustee's deed has been issued by Quality Loan Service Corporation of Washington. If any irregularities are discovered within 10 days of the date of this sale, the trustee will rescind the sale, return the buyer's money and take further action as necessary. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale. NOTICE TO TENANTS OF THE SUBJECT REAL PROPERTY: YOU HAVE CERTAIN PROTECTIONS AFFORDED TO THEM UNDER ORS 86.782 AND POSSIBLY UNDER FEDERAL LAW. ATTACHED TO THIS NOTICE OF SALE, AND INCORPORATED HEREIN, IS A NOTICE TO TENANTS THAT SETS FORTH SOME OF THE PROTECTIONS THAT ARE AVAILABLE TO A TENANT OF THE SUBJECT REAL PROPERTY AND WHICH SETS FORTH CERTAIN REQUIREMENTS THAT MUST BE COMPLIED WITH BY ANY TENANT IN ORDER TO OBTAIN CERTAIN PROTECTIONS. AS REQUIRED UNDER ORS 86.771 - QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. TS No: OR-15-691825-AJ Dated: 12/15/2015 Quality Loan Service Corporation of Washington, as Trustee Signature By: Alma Clark, Assistant Secretary Trustee's Mailing Address: Quality Loan Service Corp. of Washington C/O Quality Loan Service Corporation 411 Ivy Street San Diego, CA 92101 Trustee's Physical Address: Quality Loan Service Corp. of Washington 108 1 st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 IDSPub #0098134 2/17/2016 2/24/2016 3/2/2016 3/9/2016

(Feb. 17, 24; March 2, 9, 2016)

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by JACK F. SNOW AND PRISCILLA M. SNOW, AS TENANTS BY THE ENTIRETY, as grantor, to FIDELITY NATIONAL TITLE INSURANCE COMPANY as trustee, in favor of LAND-MARK PROFESSIONAL MORTGAGE COMPANY as beneficiary, dated August 31, 2012, recorded September 10, 2012, in the mortgage records of Polk County, Oregon, as Document No. 2012-009191, and assigned to WELLS FARGO BANK, N.A. on September 10, 2012 in the records of Polk County, Oregon, as Document No. 2012-009192, covering the following described real property situated in said county and state, to wit:
LOT NUMBERED TWENTY (20), BLOCK NUMBERED NINE (9), CHATNICKA HEIGHTS NO. 3, IN POLK COUNTY, OREGON.
PROPERTY ADDRESS: 3297 Champlain Drive NW, Salem, OR 97304
There is a default by the grantor or other person owing an obligation secured by their successor in interest, the performance of which is secured by said trust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision. The default for which foreclosure is made is grantors' failure to pay when due the following sums: monthly payments in the total amount of \$27,718.42 beginning August 1, 2014 through January 29, 2016; plus accrued late charges in the amount of \$186.03; 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 said trust deed immediately due and payable, said sums being the following, to wit: \$247,674.64 with interest thereon at the rate of 4.12500 percent per annum beginning July 1, 2014; plus escrow advances of \$4,113.66; plus accumulated late charges in the amount of \$186.03; 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.
WHEREFORE, notice is hereby given that the undersigned trustee will on June 1, 2016, at the hour of 10:00 AM, in accord with the standard of time established by ORS 187.110, at Polk County Courthouse Main Entrance, 850 Main Street, Dallas, OR 97338, in the City of Dallas, County of Polk, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above, 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 the sale, including reasonable charges by the trustee. Notice is further given that any person named in ORS 86.778 has the right, at any time that is not later than 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 principle 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 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 and attorney fees not exceeding the amounts provided by ORS 86.778.
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 singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.
Robinson Tait, P.S.
Authorized to sign on behalf of the trustee
710 Second Ave, Suite 710
Seattle, WA 98104
THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE RECEIVED A DISCHARGE OF THE DEBT, REFERENCED HEREIN IN A BANKRUPTCY PROCEEDING, THIS LETTER IS NOT AN ATTEMPT TO IMPOSE PERSONAL LIABILITY UPON YOU FOR PAYMENT OF THAT DEBT. IN THE EVENT YOU HAVE RECEIVED A BANKRUPTCY DIS-

CHARGE, ANY ACTION TO ENFORCE THE DEBT WILL BE TAKEN AGAINST THE PROPERTY ONLY.
(Feb. 10, 17, 24; March 2, 2016)
Estate Pedro Bruce Caballero
Notice to Interested Persons (14PB00105)
In the Circuit Court of the State of Oregon for the County of Polk, Probate Department.
In the Matter of the Estate of Pedro Bruce Caballero, Deceased.
Notice is hereby given that Stacey Hayes has been appointed as the personal representative of the above estate. All persons having claims against the estate are required to present them to the undersigned personal representative in care of the undersigned attorney at: 946 SE Uglov Avenue, Dallas, OR 97338 within four months after the date of first publication of this notice, as stated below, or such claims may be barred.
All persons whose rights may be affected by the proceedings in this estate may obtain additional information from the records of the Court, the personal representative, or the attorney for the personal representative.
Dated and first published February 17, 2016.
Stacey Hayes,
Personal Representative of the Estate of Pedro Bruce Caballero, Deceased
Stan Butterfield,
OSB No. 040535
Attorney at Law, P.C.
946 SE Uglov Avenue,
Dallas, OR 97338
Attorney for
Personal Representative
(Feb. 17, 24; March 2, 2016)

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

WELLS FARGO BANK, N.A.,
Plaintiff,
v.
THE UNKNOWN HEIRS AND DEVISEES OF DANALEE PERSONS; PATRICK PERSONS; BRITANNY PERSONS; OCCUPANTS OF THE PROPERTY;
Defendants.

Case No.: 15cv13929

SUMMONS BY PUBLICATION
To: The Unknown Heirs and Devisees of Danalee Persons and Brittany Persons

You are hereby required to appear and defend the Complaint filed against you in the above entitled cause within thirty (30) days from the date of service of this summons upon you, and in case of your failure to do so, for want thereof, Plaintiff will apply to the court for the relief demanded in the Complaint.
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" (or "reply") 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.
The relief sought in the Complaint is the foreclosure of the property located at 516 SE Jefferson Street, Dallas, OR 97338.

Date of First Publication:
March 2, 2016
McCarthy & Holthus, LLP
s/ Jeremy Clifford
[] Casey Pence,
OSB #975271
[x] Jeremy Clifford,
OSB# 142987
920 SW 3rd Ave, 1st Floor
Portland, OR 97204
Phone: (855) 809-3977
Fax: (971) 201-3202
E-mail: jclifford@mccarthy-holthus.com

Of Attorneys for Plaintiff

(March 2, 9, 16, 23, 2016)

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative of the Estate of Katherine Ann Thompson, deceased, Polk County Circuit Court Case No. 16PB00967. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned personal representative at 1020 Liberty Street SE, P.O. Box 2810, Salem, Oregon 97308-2810, within four months after the date of first publication of this notice, or the claims may be barred.
All persons whose rights may be affected by the proceedings may obtain additional information from the records of the court, the personal representative, or the attorneys for the personal representative.
Dated and first published: March 2, 2016.
Jeffrey B. Thompson
Personal Representative
Collier Law
Jeffrey M. Skryszak,
OSB No. 154220
Attorneys for Personal Representative
1020 Liberty Street SE
P.O. Box 2810
Salem, OR 97308-2810
Phone: (503) 485-7224
(March 2, 9, 16, 2016)

recorded September 10, 2012, in the mortgage records of Polk County, Oregon, as Document No. 2012-009191, and assigned to WELLS FARGO BANK, N.A. on September 10, 2012 in the records of Polk County, Oregon, as Document No. 2012-009192, covering the following described real property situated in said county and state, to wit:
LOT NUMBERED TWENTY (20), BLOCK NUMBERED NINE (9), CHATNICKA HEIGHTS NO. 3, IN POLK COUNTY, OREGON.
PROPERTY ADDRESS: 3297 Champlain Drive NW, Salem, OR 97304
There is a default by the grantor or other person owing an obligation secured by their successor in interest, the performance of which is secured by said trust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision. The default for which foreclosure is made is grantors' failure to pay when due the following sums: monthly payments in the total amount of \$27,718.42 beginning August 1, 2014 through January 29, 2016; plus accrued late charges in the amount of \$186.03; 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 said trust deed immediately due and payable, said sums being the following, to wit: \$247,674.64 with interest thereon at the rate of 4.12500 percent per annum beginning July 1, 2014; plus escrow advances of \$4,113.66; plus accumulated late charges in the amount of \$186.03; 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.
WHEREFORE, notice is hereby given that the undersigned trustee will on June 1, 2016, at the hour of 10:00 AM, in accord with the standard of time established by ORS 187.110, at Polk County Courthouse Main Entrance, 850 Main Street, Dallas, OR 97338, in the City of Dallas, County of Polk, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above, 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 the sale, including reasonable charges by the trustee. Notice is further given that any person named in ORS 86.778 has the right, at any time that is not later than 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 principle 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 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 and attorney fees not exceeding the amounts provided by ORS 86.778.
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 singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.
Robinson Tait, P.S.
Authorized to sign on behalf of the trustee
710 Second Ave, Suite 710
Seattle, WA 98104
THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE RECEIVED A DISCHARGE OF THE DEBT, REFERENCED HEREIN IN A BANKRUPTCY PROCEEDING, THIS LETTER IS NOT AN ATTEMPT TO IMPOSE PERSONAL LIABILITY UPON YOU FOR PAYMENT OF THAT DEBT. IN THE EVENT YOU HAVE RECEIVED A BANKRUPTCY DIS-

CHARGE, ANY ACTION TO ENFORCE THE DEBT WILL BE TAKEN AGAINST THE PROPERTY ONLY.
(Feb. 10, 17, 24; March 2, 2016)
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Notice to Interested Persons (14PB00105)
In the Circuit Court of the State of Oregon for the County of Polk, Probate Department.
In the Matter of the Estate of Pedro Bruce Caballero, Deceased.
Notice is hereby given that Stacey Hayes has been appointed as the personal representative of the above estate. All persons having claims against the estate are required to present them to the undersigned personal representative in care of the undersigned attorney at: 946 SE Uglov Avenue, Dallas, OR 97338 within four months after the date of first publication of this notice, as stated below, or such claims may be barred.
All persons whose rights may be affected by the proceedings in this estate may obtain additional information from the records of the Court, the personal representative, or the attorney for the personal representative.
Dated and first published February 17, 2016.
Stacey Hayes,
Personal Representative of the Estate of Pedro Bruce Caballero, Deceased
Stan Butterfield,
OSB No. 040535
Attorney at Law, P.C.
946 SE Uglov Avenue,
Dallas, OR 97338
Attorney for
Personal Representative
(Feb. 17, 24; March 2, 2016)

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

WELLS FARGO BANK, N.A.,
Plaintiff,
v.
THE UNKNOWN HEIRS AND DEVISEES OF DANALEE PERSONS; PATRICK PERSONS; BRITANNY PERSONS; OCCUPANTS OF THE PROPERTY;
Defendants.

Case No.: 15cv13929

SUMMONS BY PUBLICATION
To: The Unknown Heirs and Devisees of Danalee Persons and Brittany Persons

You are hereby required to appear and defend the Complaint filed against you in the above entitled cause within thirty (30) days from the date of service of this summons upon you, and in case of your failure to do so, for want thereof, Plaintiff will apply to the court for the relief demanded in the Complaint.
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" (or "reply") 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.
The relief sought in the Complaint is the foreclosure of the property located at 516 SE Jefferson Street, Dallas, OR 97338.

Date of First Publication:
March 2, 2016
McCarthy & Holthus, LLP
s/ Jeremy Clifford
[] Casey Pence,
OSB #975271
[x] Jeremy Clifford,
OSB# 142987
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Portland, OR 97204
Phone: (855) 809-3977
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E-mail: jclifford@mccarthy-holthus.com

Of Attorneys for Plaintiff

(March 2, 9, 16, 23, 2016)

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative of the Estate of Katherine Ann Thompson, deceased, Polk County Circuit Court Case No. 16PB00967. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned personal representative at 1020 Liberty Street SE, P.O. Box 2810, Salem, Oregon 97308-2810, within four months after the date of first publication of this notice, or the claims may be barred.
All persons whose rights may be affected by the proceedings may obtain additional information from the records of the court, the personal representative, or the attorneys for the personal representative.
Dated and first published: March 2, 2016.
Jeffrey B. Thompson
Personal Representative
Collier Law
Jeffrey M. Skryszak,
OSB No. 154220
Attorneys for Personal Representative
1020 Liberty Street SE
P.O. Box 2810
Salem, OR 97308-2810
Phone: (503) 485-7224
(March 2, 9, 16, 2016)