

**NOTICE OF SHERIFF'S SALE**

On 09-30-16 at 10:00 a.m. at the Polk County Sheriff's Office, located at 850 Main St. Dallas, OR. 97338, the defendant's interest will be sold, subject to redemption, in the real property located at 1269 Hemlock St. NW Salem, OR. 97304. The court case number is 14CV11733, where THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-10 is plaintiff, and RAYMOND LERMA; JULIE M. LERMA; CHASE BANK USA, N.A.; METROPOLITAN AGENCIES, INC.; OCCUPANTS OF THE PREMISES is defendant. The sale is a public auction to the highest bidder for cash or cashier's check, in hand, made out to Polk County Sheriff's Office. For more information on this sale go to: <http://oregonsheriffssales.org/>

(Aug. 31; Sept. 7, 14, 21, 2016)

**TRUSTEE'S NOTICE OF SALE** TS No.: 043713-OR Loan No.: \*\*\*\*\*4241 Reference is made to that certain trust deed (the "Deed of Trust") executed by HEATHER S BENZ, as Grantor, to LAWYERS TITLE INSURANCE CORPORATION, as Trustee, in favor of AMERIQUEST MORTGAGE COMPANY, as Beneficiary, dated 1/19/2005, recorded 1/28/2005, as Instrument No. 2005-001358, in the Official Records of Polk County, Oregon, which covers the following described real property situated in Polk County, Oregon: BEGINNING AT A POINT 115 FEET WEST OF THE SOUTHEAST CORNER OF LOT 5, BLOCK 3, ORIGINAL TOWN OF DALLAS; THENCE RUNNING NORTH 127-2/3 FEET; THENCE WEST 55 FEET; THENCE SOUTH 127-2/3 FEET; THENCE EAST 55 FEET TO THE PLACE OF BEGINNING. APN: 134220 / 07532-AA-04900 Commonly known as: 248 ACADEMY ST SW DALLAS, OR 97338 AK 248 SW ACADEMY ST DALLAS, OR 97338 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.	Total:
01/01/16 thru 08/01/16	8	\$371.01
Late Charges:		\$2,968.08
Beneficiary Advances:		\$119.86
Foreclosure Fees and Expenses:		\$409.00
Total Required to Reinstate:		\$4,430.86

**TOTAL REQUIRED TO PAY-OFF:** \$123,631.59

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 \$86,022.08 together with interest thereon at the rate of 2.63 % per annum, from 12/1/2015 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 111 SW Columbia Street #950, Portland, OR 97201, will on 1/3/2017, at the hour of 11:00 AM, standard time, as established by ORS 187.110, AT THE MAIN STREET ENTRANCE TO THE POLK COUNTY COURTHOUSE, 850 MAIN STREET, DALLAS, OR 97338, 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: 8/17/2016 CLEAR RECON CORP 111 SW Columbia Street #950 Portland, OR 97201 Phone: 858-750-7600 866-931-0036

(Sept. 7, 14, 21, 28, 2016)

**NOTICE OF SHERIFF'S SALE**

On 10-07-16 at 10:00 a.m. at the Polk County Sheriff's Office, located at 850 Main St. Dallas, OR. 97338, the defendant's interest will be sold, subject to redemption, in the real property located at 1191 8th St. NW Salem, OR. 97304. The court case number is 14CV09104, where WELLS FARGO BANK, N.A., its successors in interest and/or assigns is plaintiff, and CHARLES APPERSON; GERRI APPERSON; WELLS FARGO BANK, N.A.; STATE OF OREGON; OCCUPANTS OF THE PREMISES; AND THE REAL PROPERTY LOCATE AT 1191 8TH STREET NORTHWEST, SALEM, OREGON 97304 is defendant. The sale is a public auction to the highest bidder for cash or cashier's check, in hand, made out to Polk County Sheriff's Office. For more information on this sale go to: <http://oregonsheriffssales.org/>

(Sept. 7, 14, 21, 28, 2016)

**TRUSTEE'S NOTICE OF SALE** File No. 8239.20054 Reference is made to that certain trust deed made by Mueller Acres, LLC etal and Katherine Christine Mueller, as tenants in common, as grantor, to Matthew M. Chakoian, Attorney at Law, as trustee, in favor of Veristone Mortgage, LLC, as beneficiary, dated 11/04/15, recorded 12/18/15, in the mortgage records of Polk County, Oregon, as 2015-013550 and subsequently assigned to Bridge Loan Venture IV Trust 2015-1 by Assignment recorded as 2016-006563, covering the following described real property situated in said county and state, to wit: BEGINNING AT AN IRON PIPE IN THE SOUTH LINE OF A PUBLIC ROAD 60.7 LINKS SOUTH 30degrees 42' EAST AND 2.59 CHAINS SOUTH 59degrees 18' WEST FROM THE SOUTHEAST CORNER OF BLOCK 8, MCNARY IN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, IN POLK COUNTY, OREGON; THENCE SOUTH 16degrees EAST 30.88 CHAINS TO AN IRON ROD; THENCE SOUTH 10degrees 19' EAST 10.10 CHAINS TO AN IRON BAR; THENCE WEST 39.70 CHAINS TO AN IRON PIPE IN THE EAST LINE OF THE COUNTY ROAD; THENCE ALONG SAID EAST LINE, NORTH 21degrees 19' EAST 12.103 CHAINS TO AN IRON PIPE; THENCE NORTH 21degrees 27' EAST 3.026 CHAINS TO AN IRON ROD; THENCE NORTH 22degrees 13' EAST 2.663 CHAINS TO AN IRON PIPE; THENCE NORTH 22degrees 58' EAST 3.026 CHAINS TO AN IRON PIPE; THENCE NORTH 23degrees 10' EAST 10.864 CHAINS TO AN IRON PIPE; THENCE LEAVING SAID COUNTY ROAD, AND RUNNING NORTH 59degrees 18' EAST ALONG THE SOUTH LINE OF A PUBLIC ROAD, 20.26 CHAINS TO THE POINT OF BEGINNING. SAVE AND EXCEPT: BEGINNING ON THE SOUTH LINE OF ALBERT STREET AT AN IRON PIPE WHICH IS 40.00 FEET SOUTH 30degrees 42' EAST AND 170.94 FEET SOUTH 59degrees 18' WEST FROM THE SOUTHEAST CORNER OF BLOCK 8, MCNARY IN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, POLK COUNTY, OREGON; THENCE SOUTH 16degrees EAST 786.33 FEET TO AN IRON ROD; THENCE SOUTH 59degrees 18' WEST 575.00 FEET TO AN IRON ROD; THENCE NORTH 16degrees WEST 786.33 FEET TO AN IRON ROD ON THE SOUTH LINE OF SAID ALBERT STREET; THENCE NORTH 59degrees 10' EAST 575.00 FEET TO THE POINT OF BEGINNING. PROPERTY ADDRESS: 930 Independence Highway Independence, OR 97351 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 \$6,715.00 beginning 04/01/16; plus late charges of \$671.50 each month beginning; plus prior accrued late charges; plus advances; 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: \$671,500.00 with interest thereon at the rate of 12 percent per annum beginning 03/01/16; plus late charges of \$671.50 each month beginning

(Sept. 7, 14, 21, 28, 2016)

**TRUSTEE'S NOTICE OF SALE**

A default has occurred under the terms of a trust deed made by Frank Demaris, whose address is 1032 - 7th Street NW, Salem, OR 97304 as grantor to First American Title Insurance Company of Oregon, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Sierra Pacific Mortgage Company, Inc., its successors and assigns, as named Beneficiary, dated July 8, 2002, recorded July 25, 2002, in the mortgage records of Polk County, Oregon, as Instrument No. 2002-011243, Structured Asset Mortgage Investments II Inc., Prime Mortgage Trust Certificates Series 2005-5, U.S. Bank National Association, as Trustee is the present Beneficiary as defined by ORS

86.705(2), as covering the following described real property: as covering the following described real property: Beginning at the Northeast corner of Lot Five (5), Block Five (5), WATERS ADDITION to West Salem, Polk County, Oregon; running thence Southwesterly along the Northerly line of Lots Five (5) and Six (6), a distance of 45.00 feet; thence Southeasterly to a point on the South line of said Lot Five (5), which is 8.00 feet Northeastly from the Southwest Corner of said Lot Five (5); thence Northeastly 32.0 feet to the Southeast corner of said Lot Five (5); thence Northwesterly along the East line of said Lot Five (5), a distance of 100.0 feet to the place of beginning. COMMONLY KNOWN AS: 1032 - 7th Street 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 when due the following sums: Monthly payments in the sum of \$570.49, from July 1, 2015, and monthly payments in the sum of \$578.39, from March 1, 2016, plus prior accrued late charges in the amount of \$182.00, plus the sum of \$1,184.75 for advances, together with all costs, 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: \$52,477.48, together with accrued interest in the sum of \$4,861.13 from August 25, 2016, together with interest thereon at the rate of 7.5% per annum from August 26, 2016, plus prior accrued late charges in the amount of \$182.00, plus the sum of \$1,734.97 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 January 6, 2017, 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 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](http://www.northwesttrustee.com) and are incorporated by this reference. You may also access sale status at [www.northwesttrustee.com](http://www.northwesttrustee.com) and [www.U.S.A-Foreclosure.com](http://www.U.S.A-Foreclosure.com). For further information, please contact: Nanci Lambert Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 5 8 6 - 1 9 0 0 File No. 8239.20054/Mueller Acres, LLC and Mueller, Katherine C. and Lisec, Katherine A. and Benjamin R. (TS# 8239.20054) 1002.288048-File No.

(Sept. 7, 14, 21, 28, 2016)

**TRUSTEE'S NOTICE OF SALE**

A default has occurred under the terms of a trust deed made by Frank Demaris, whose address is 1032 - 7th Street NW, Salem, OR 97304 as grantor to First American Title Insurance Company of Oregon, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Sierra Pacific Mortgage Company, Inc., its successors and assigns, as named Beneficiary, dated July 8, 2002, recorded July 25, 2002, in the mortgage records of Polk County, Oregon, as Instrument No. 2002-011243, Structured Asset Mortgage Investments II Inc., Prime Mortgage Trust Certificates Series 2005-5, U.S. Bank National Association, as Trustee is the present Beneficiary as defined by ORS

86.705(2), as covering the following described real property: as covering the following described real property: Beginning at the Northeast corner of Lot Five (5), Block Five (5), WATERS ADDITION to West Salem, Polk County, Oregon; running thence Southwesterly along the Northerly line of Lots Five (5) and Six (6), a distance of 45.00 feet; thence Southeasterly to a point on the South line of said Lot Five (5), which is 8.00 feet Northeastly from the Southwest Corner of said Lot Five (5); thence Northeastly 32.0 feet to the Southeast corner of said Lot Five (5); thence Northwesterly along the East line of said Lot Five (5), a distance of 100.0 feet to the place of beginning. COMMONLY KNOWN AS: 1032 - 7th Street 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 when due the following sums: Monthly payments in the sum of \$570.49, from July 1, 2015, and monthly payments in the sum of \$578.39, from March 1, 2016, plus prior accrued late charges in the amount of \$182.00, plus the sum of \$1,184.75 for advances, together with all costs, 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: \$52,477.48, together with accrued interest in the sum of \$4,861.13 from August 25, 2016, together with interest thereon at the rate of 7.5% per annum from August 26, 2016, plus prior accrued late charges in the amount of \$182.00, plus the sum of \$1,734.97 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 January 6, 2017, 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 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 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's 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/w](http://www.shapiroattorneys.com/w). 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: August 29, 2016 SHAPIRO & SUTHERLAND, LLC, Successor Trustee 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683 [www.shapiroattorneys.com/w](http://www.shapiroattorneys.com/w) a, Telephone: (360)260-2253, Toll-free: 1-800-970-5647, S&S 16-118767

(Sept. 7, 14, 21, 28, 2016)

**TRUSTEE'S NOTICE OF SALE** File No. 8239.20055 Reference is made to that certain trust deed made by Benjamin R. Lisec and Katherine A. Lisec, as grantor, to Matthew M. Chakoian, Attorney at Law, as trustee, in favor of Veristone Mortgage, LLC, as beneficiary, dated 12/07/15, recorded 12/18/15, in the mortgage records of Polk County, Oregon, as 2015-013551 and subsequently assigned to Bridge Loan Venture IV Trust 2015-1 by Assignment recorded as 2016-006562, covering the following described real property situated in said county and state, to wit: Lot 51, Heights No.2, in the City of Salem, Polk County, Oregon. PROPERTY ADDRESS: 1682 Gemma Street Northwest Salem, OR 97304 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 \$6,715.00 beginning 04/01/16; plus late charges of \$671.50 each month beginning; plus prior accrued late charges; plus advances; 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: \$671,500.00 with interest thereon at the rate of 12 percent per annum beginning 03/01/16; plus late charges of \$671.50 each month beginning until paid; plus prior accrued late charges; plus advances; 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 December 28, 2016 at the hour of 10:00 AM, in accord with the standard of time established by ORS 187.110, at the following place: inside the new lobby at the Jefferson Street entrance of the Polk County Courthouse, 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 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 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.northwesttrustee.com](http://www.northwesttrustee.com). For further information, please contact: Nanci Lambert Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 5 8 6 - 1 9 0 0 File No. 8239.20054/Mueller Acres, LLC and Mueller, Katherine C. and Lisec, Katherine A. and Benjamin R. (TS# 8239.20055) 1002.288049-File No.

(Sept. 7, 14, 21, 28, 2016)

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

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, Plaintiff,

vs. THE UNKNOWN HEIRS AND DEVEISEES OF CLIFFORD H. KALLENBACH AKA CLIFFORD HAROLD KALLENBACH; THE UNKNOWN HEIRS AND DEVEISEES OF BETTY L. ANDERSON; OSU FEDERAL CREDIT UNION; ANDERSON KALLENBACH REVOCABLE LIVING TRUST; PAULA VALENT; KRISTAN STEVENS; CERES GLEANN HOMEOWNERS ASSOCIATION, INC; OCCUPANTS OF THE PROPERTY Defendants.

Case No.: 16CV17851 SUMMONS BY PUBLICATION To: THE UNKNOWN HEIRS AND DEVEISEES OF CLIFFORD H. KALLENBACH AKA CLIFFORD HAROLD KALLENBACH, THE UNKNOWN HEIRS AND DEVEISEES OF BETTY L. ANDERSON, ANDERSON KALLENBACH REVOCABLE LIVING TRUST and OCCUPANTS OF THE PROPERTY

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 2152 SE Rhododendron Ave, Dallas, OR 97338.

Date of First Publication: September 14, 2016  
McCarthy & Holthus, LLP  
s/ Brad Godbout  
[ ] Casey Pence, OSB #957271  
[ ] Jeremy Clifford, OSB# 142987  
[x] Brady Godbout, OSB# 132708  
920 SW 3rd Ave, 1st Floor  
Portland, OR 97204  
Phone: (855) 809-3977  
Fax: (971) 201-3202  
E-mail: [bgodbout@mcCarthyHolthus.com](mailto:bgodbout@mcCarthyHolthus.com)  
Of Attorneys for Plaintiff

(Sept. 14, 21, 28; Oct. 5, 2016)

ment 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](http://www.northwesttrustee.com) and are incorporated by this reference. You may also access sale status at [www.northwesttrustee.com](http://www.northwesttrustee.com) and [www.U.S.A-Foreclosure.com](http://www.U.S.A-Foreclosure.com). For further information, please contact: Nanci Lambert Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 586-1900 Mueller Acres, LLC and Mueller, Katherine Christine and Lisec, Katherine A. and Benjamin R. (TS# 8239.20055) 1002.288049-File No.

(Sept. 7, 14, 21, 28, 2016)

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

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, Plaintiff,

vs. THE UNKNOWN HEIRS AND DEVEISEES OF CLIFFORD H. KALLENBACH AKA CLIFFORD HAROLD KALLENBACH; THE UNKNOWN HEIRS AND DEVEISEES OF BETTY L. ANDERSON; OSU FEDERAL CREDIT UNION; ANDERSON KALLENBACH REVOCABLE LIVING TRUST; PAULA VALENT; KRISTAN STEVENS; CERES GLEANN HOMEOWNERS ASSOCIATION, INC; OCCUPANTS OF THE PROPERTY Defendants.

Case No.: 16CV17851 SUMMONS BY PUBLICATION To: THE UNKNOWN HEIRS AND DEVEISEES OF CLIFFORD H. KALLENBACH AKA CLIFFORD HAROLD KALLENBACH, THE UNKNOWN HEIRS AND DEVEISEES OF BETTY L. ANDERSON, ANDERSON KALLENBACH REVOCABLE LIVING TRUST and OCCUPANTS OF THE PROPERTY

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 2152 SE Rhododendron Ave, Dallas, OR 97338.

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McCarthy & Holthus, LLP  
s/ Brad Godbout  
[ ] Casey Pence, OSB #957271  
[ ] Jeremy Clifford, OSB# 142987  
[x] Brady Godbout, OSB# 132708  
920 SW 3rd Ave, 1st Floor  
Portland, OR 97204  
Phone: (855) 809-3977  
Fax: (971) 201-3202  
E-mail: [bgodbout@mcCarthyHolthus.com](mailto:bgodbout@mcCarthyHolthus.com)  
Of Attorneys for Plaintiff

(Sept. 14, 21, 28; Oct. 5, 2016)