

public notices

NOTICE OF SHERIFF'S SALE

On 1st day of December, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1021-1027 Swingwood Dr. NE, Keizer, in the case of GREEN TREE SERVICING, LLC, ITS SUCCESSORS AND/OR ASSIGNS, Plaintiff, vs. DAVID HARKINS, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1021-1027 SWINGWOOD DR., NE, KEIZER, OR 97303, Defendant(s). For more information go to <http://oregonsheriffssales.org>

10/30, 11/6, 11/13, 11/20

SUMMONS BY PUBLICATIONCIRCUIT COURT OF OREGON
FOR MARION COUNTYNO. 15CV20077
PLAINTIFF'S SUMMONS BY PUBLICATION

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES ARSI 2006-M3, Plaintiff,

v.
LEON W. POTTER; CHERYL GREENE AKA CHERYL NUNN; MARVIN R. NUNN; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN,

Defendant(s).
TO: CHERYL GREENE AKA CHERYL NUNN AND 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 against the allegations contained in the Complaint filed against you in the above entitled proceeding within thirty (30) days from the date of service of this Summons upon you. If you fail to appear and defend this matter within thirty (30) days from the date of publication specified herein along with the required filing fee, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES ARSI 2006-M3 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" must be given to the court clerk or administrator within thirty days 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 ANY 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 object of the said action and the relief sought to be obtained therein is fully set forth in said complaint, and is briefly stated as follows:

Foreclosure of a Deed of Trust/Mortgage

Grantors: Leon W. Potter
Property address: 115 Riverside Dr, Idanha, OR 97350
Publication: Keizer Times

DATED this 23 day of October, 2015.

Brandon Smith, OSB #124584
Email: bsmith@robinsontait.com
Robinson Tait, P.S.
Attorneys for Plaintiff
Tel: (206) 676-9640
Fax: (206) 676-9659

11/6, 11/13, 11/20, 11/27

SUMMONS BY PUBLICATIONIN THE CIRCUIT COURT OF
THE STATE OF OREGON
FOR THE COUNTY
OF MARIONCase No. 15CV26072
SUMMONS BY PUBLICATION

U.S. BANK NATIONAL ASSOCIATION, successor by merger to U.S. Bank National Association ND, a national banking association, Plaintiff,

v.
TRINA M. WETZSTEIN aka Trina M. Sams, an individual; GRACIE N. SAMS, a minor under the age of 18; ISIAH J. SAMS, an individual; THE UNKNOWN HEIRS OF WESLEY J. SAMS; and ALL OCCUPANTS OF THE REAL PROPERTY DESCRIBED HEREIN,

Defendants.
TO: The unknown heirs of Wesley J. Sams

You are hereby required to appear and defend the complaint filed against you in the above-entitled action within 30 days from the date of the first publication. If you fail to do so, plaintiff, U.S. Bank National Association ("U.S. Bank"), successor by merger to U.S. Bank National Association ND, will apply to the Court for the relief demanded in the complaint. The date of the first publication of this summons is November 6, 2015.

NOTICE TO DEFENDANTS: 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 document 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 contact the Oregon State Bar's Lawyer Referral Service online at www.oregonstatebar.org or by calling (503) 684-3763 (in the Portland metropolitan area) or toll free elsewhere in Oregon at (800) 452-7636.

SUMMARY STATEMENT OF OBJECT OF COMPLAINT AND DEMAND FOR RELIEF

U.S. Bank filed this action for the judicial foreclosure of a deed of trust executed by Trina M. Wetzstein and Wesley J. Sams, as grantors, in favor of U.S. Bank, as beneficiary, that was recorded on April 23, 2003, in Reel 2108 at Page 434 in the official real property records of Marion County, Oregon (the "Trust Deed"). The Trust Deed encumbers real property commonly known as 377 Burma Court, N.E., Salem, Oregon 97301 (the "Real Property"). The Trust Deed secures repayment of a promissory note executed by Wesley J. Sams and delivered to U.S. Bank on or about April 21, 2003, in the principal amount of \$135,000 (the "Note"). U.S. Bank is the sole owner and holder of the Note, and is the beneficiary of the Trust Deed. Defaults exist under the Note and Trust Deed that remain uncured.

U.S. Bank prays for judgment as follows:

1. That the Court enter judgment for U.S. Bank in rem for the principal amount of \$118,620.16, plus accrued and unpaid interest through September 25, 2015, in the amount of \$19,343.12, plus interest accruing thereafter at the rate of 6.55 percent per year, plus escrow advances through September 25, 2015, in the amount of \$8,325.66, plus inspection/property preservation fees of \$619.00, plus U.S. Bank's reasonable attorney fees, costs, and disbursements incurred herein, plus post-judgment simple interest on all the foregoing amounts at the maximum rate allowed by law from the date judgment is entered until fully paid;

2. That the foregoing amounts for which judgment is sought be declared a valid lien against the Real Property;

3. That U.S. Bank's lien on the Real Property be foreclosed and the Real Property be sold by judicial sale in the manner prescribed by law and that the proceeds derived from the sale of the Real Property be applied first to the costs of sale and expenses incurred, then toward satisfaction of U.S. Bank's judgment, and that the balance, if any, be paid to the clerk of this Court and distributed to such party or parties as may establish their rights thereto;

4. That defendants and all persons claiming an interest in the Real Property by, through, or under them, whether as purchasers, owners, encumbrances, or otherwise, be barred and foreclosed of all right, title, interest, lien, or claim of every kind in and to the Real Property, and every part and parcel thereof, including the tenements, hereditaments, appurtenances, and fixtures, if any, thereunto belonging or appertaining, except for any statutory right of redemption that defendants may have in and to the Real Property;

5. That U.S. Bank may purchase the Real Property at the judicial sale, and that U.S. Bank may credit bid up

to the aggregate amount of its judgment at the sale without advancing any cash;

6. That upon sale, the purchaser of the Real Property be let into possession, and that if any person or persons in possession refuse to surrender possession to the purchaser, the purchaser shall have the benefit of all remedies the law affords to secure possession, including the extraordinary writ of assistance; and

7. That the Court award U.S. Bank such other and further relief as the Court deems appropriate.

DATED this 2nd day of November, 2015.

MILLER NASH GRAHAM & DUNN LLP
Tony Kullen, OSB No. 090218
tony.kullen@millernash.com
Telephone: (503) 224-5858
Fax: (503) 224-0155

Attorneys for Plaintiff U.S. Bank, National Association

Address at which papers in this action may be served by mail on plaintiff's attorney:

Tony Kullen
Miller Nash Graham & Dunn LLP
111 S.W. Fifth Avenue,
Suite 3400
Portland, Oregon 97204

11/6, 11/13, 11/20, 11/27

AMENDED TRUSTEE'S NOTICE

AMENDED TRUSTEE'S NOTICE OF SALE (Matured Loan)

Reference is made to that certain trust deed made by Vanessa M. Davis and John F. Davis as the grantor, Wells Fargo Financial National Bank as the trustee, and Wells Fargo Bank Northwest, National Association, as the beneficiary under that certain Deed of Trust dated January 9, 2004, recorded on January 15, 2004, on Reel 2262, Page 28, in the Film Records of Marion County, Oregon, covering the following described real property situated in the above-mentioned county and state, to wit:

LOTS 13 AND 14, BLOCK 8, RAILROAD ADDITION TO JEFFERSON, IN THE CITY OF JEFFERSON, MARION COUNTY, OREGON

Property Address: 210 Church Street, Jefferson, Oregon 97352

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 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due upon maturity the following sums as of July 24, 2015:

PRINCIPAL: \$61,465.48
INTEREST: \$2,064.77
LATE FEES: \$68.82
TSG: \$339.00
LEGAL EXPENSES/COSTS: (Accruing)

Interest continues to accrue at the stated rate of 5.01 per annum or \$8.55 per day.

WHEREFORE, notice is hereby given that the undersigned trustee will on **January 8, 2016, at the hour of 1:00 p.m.**, in accord with the standard of time established by ORS 187.110, at the front of the main entrance of the **Marion County Courthouse, 100 High Street NE, Salem,**

Oregon 97301, County of Marion, State of Oregon sell at public auction to the highest bidder for cash the interest in the real property described above which the grantor has or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor's 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 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 by payment of the entire amount then due and 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 86.753.

If you filed bankruptcy, this notice is not an attempt to collect a debt, but instead allows the creditor to enforce its lien. If you were an obligor on this account prior to the filing of a bankruptcy and Wells Fargo has received an order granting relief from the automatic stay or you have received a discharge or surrendered the home in full satisfaction of the debt, Wells Fargo is exercising its rights under the security agreement as allowed by law. Wells Fargo is not attempting to collect or recover the debt as your personal liability. By providing you this notice, Wells Fargo is complying with federal and statutory notice requirements. If the amount requested is not received by the stated date, Wells Fargo may exercise its right to enforce its lien.

NOTICE TO TENANTS:

If you are a tenant of this property, foreclosure could affect your rental agreement. A purchaser who buys this property at a foreclosure sale has the right to require you to move out after giving you notice of the requirement.

If you do not have a fixed-term lease, the purchaser may require you to move out after giving you a 30-day notice on or after the date of the sale.

If you have a fixed-term lease, you may be entitled to receive after the date of the sale a 60-day notice of the purchaser's requirement that you move out.

To be entitled to either a 30-day or 60-day notice, you must give the trustee of the property written evidence of your rental agreement at least 30 days before the date first set for the sale. If you have a fixed-term lease, you must give the trustee a copy of the rental agreement. If you do not have a fixed-term lease and cannot provide a copy of the rental agreement, you may give the trustee other written evidence of the existence of the rental agreement. The date that is 30 days before the date of the sale is January 8, 2016. The name of the trustee and the trustee's mailing address are listed on this notice.

Federal law may grant you additional rights, including a right to a longer notice period. Consult a lawyer for more information about your rights under federal law.

You have the right to apply your security deposit and any rent you prepaid toward your

current obligation under your rental agreement. If you want to do so, you must notify your landlord in writing and in advance that you intend to do so.

If you believe you need legal assistance with this matter, you may contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice. If you have a low income and meet federal poverty guidelines, you may be eligible for free legal assistance. Contact information for where you can obtain free legal assistance is included with this notice.

DATED: August 13, 2015.

James P. Laurick, Trustee
11/6, 11/13, 11/20, 11/27

NOTICE TO INTERESTED PERSONSIN THE CIRCUIT COURT OF
THE STATE OF OREGON
FOR THE COUNTY
OF MARION
PROBATE DEPARTMENTCase No. 15PB05032
NOTICE TO INTERESTED PERSONSIN THE MATTER OF THE
ESTATE OF
YVONNE M. KREIGER,
Deceased.

NOTICE IS HEREBY GIVEN that GARY KREIGER has been appointed Personal Representative of the above-captioned Estate. All persons having claims against the Estate are required to present them to the undersigned Personal Representative at the address shown below within four months after the date of first publication of this Notice. All persons whose rights may be affected by the probate proceeding may obtain additional information from the court records, the Personal Representative or the attorney for the Personal Representative.

DATED AND FIRST PUBLISHED this 6th day of November, 2015.

Cinda M. Conroyd,
OSB #841988

PERSONAL REPRESENTATIVE

Gary Kreiger
7849 Carleton Ln SE
Aumsville, OR 97325
(503) 931-3904

ATTORNEY

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11/6, 11/13, 11/20

NOTICE TO INTERESTED PERSONSIN THE CIRCUIT COURT OF
THE STATE OF OREGON
FOR THE COUNTY
OF MARION

No. 15PB05247 - Probate

NOTICE TO INTERESTED PERSONS

In the Matter of the Trust of Dolores M. Jones, Deceased.

Notice is hereby given that the undersigned is the Successor Trustee of the following Trust:

Settlor: Dolores M. Jones
Name of Trust: J.C. Jones Family Revocable Trust, dated June 11, 2001, as amended January 1, 2005 and August 5, 2010
Name of Trustee: Linda D. Heniges

All persons having claims against the trust estate are hereby required to present the same, with proper vouchers, within four months after the date of first publication of this notice, as stated below, to the successor trustee at: Linda D. Heniges, successor trustee, c/o Ben C. Fetherston, Jr., P.O. Box 2206, Salem, OR 97308, or they may be barred.

All persons whose rights may be affected by the proceedings in this matter may obtain additional information from the records of this court, the successor trustee, or the attorney for the successor trustee.

DATED and first published this 6th day of November, 2015.

By Linda D. Heniges
Linda D. Heniges,
successor trustee

11/6, 11/13, 11/20

Behind the wheel there is no such thing as a small distraction.

OIA ORTHOPAEDIC TRAUMA ASSOCIATION
AAOS AMERICAN ACADEMY OF ORTHOPAEDIC SURGEONS
DecideToDrive.org

HOME SAFETY IS BONE SAFETY.

OTA ORTHOPAEDIC TRAUMA ASSOCIATION
AAOS AMERICAN ACADEMY OF ORTHOPAEDIC SURGEONS

Preventing hip fractures from falls is critical for senior home safety. A few common sense precautions can make homes safer and extend independence. A public service message from the American Academy of Orthopaedic Surgeons and the Orthopaedic Trauma Association. For home safety tips, visit orthoinfo.org/falls and ota.org.

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OIA ORTHOPAEDIC TRAUMA ASSOCIATION
AAOS AMERICAN ACADEMY OF ORTHOPAEDIC SURGEONS