

## public notices

**SUMMONS BY PUBLICATION**

IN THE CIRCUIT COURT FOR THE STATE OF OREGON IN AND FOR THE COUNTY OF MARION

Case No. 15CV28133  
SUMMONS  
BY PUBLICATION

JAMES B. NUTTER AND COMPANY, its successors in interest and/or assigns,  
Plaintiff,

v.

UNKNOWN HEIRS OF MARY ELLEN ROUSE; UNKNOWN HEIRS OF PAUL E. LEVULETT; UNITED STATES OF AMERICA; STATE OF OREGON; OREGON DEPARTMENT OF STATE LANDS; STATE OF OREGON, MARION COUNTY; AND OCCUPANTS OF THE PREMISES,

Defendants.

**TO THE DEFENDANTS:** UNKNOWN HEIRS OF MARY ELLEN ROUSE AND UNKNOWN HEIRS OF PAUL E. LEVULETT:

In the name of the State of Oregon, you are hereby required to appear and answer the complaint filed against you in the above-entitled Court and cause on or before the expiration of 30 days from the date of the first publication of this summons. The date of first publication in this matter is November 20, 2015.

If you fail timely to appear and answer, plaintiff will apply to the above-entitled court for the relief prayed for in its complaint. This is a judicial foreclosure of a deed of trust in which the plaintiff requests that the plaintiff be allowed to foreclose your interest in the following described real property:

LOTS 4 AND 9, BLOCK 3, MT. ANGEL, MARION COUNTY, OREGON. BEING ALL AND THE SAME LANDS AND PREMISES CONVEYED TO MARY ELLEN ROUSE BY MARY ELLEN ROUSE, THE DULY APPOINTED, QUALIFIED AND ACTING PERSONAL REPRESENTATIVE OF THE ESTATE OF ANGELA M. LEVULETT, DECEASED IN A PERSONAL REPRESENTATIVE'S DEED EXECUTED 12/26/2001 AND RECORDED 12/26/2001 IN BOOK 1880, PAGE 368 OF THE MARION COUNTY, OREGON LAND RECORDS

Commonly known as: 550 Railroad Avenue, Mount Angel, Oregon 97362.

**NOTICE TO DEFENDANTS: READ THESE PAPERS CAREFULLY!**

A lawsuit has been started against you in the above-entitled court by James B. Nutter and Company, plaintiff. Plaintiff's claims are stated in the written complaint, a copy of which was filed with the above-entitled Court.

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" (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 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.

This summons is issued pursuant to ORCP 7. RCO LEGAL, P.C.  
Randall Szabo,  
OSB #115304  
rszabo@rcolegal.com  
Attorneys for Plaintiff  
511 SW 10th Ave., Ste. 400  
Portland, OR 97205  
P: (503) 977-7840  
F: (503) 977-7963

11/20, 11/27, 12/4, 12/11

**NOTICE TO INTERESTED PERSONS**

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative of the Estate of Vard Burton Holland, Marion County Circuit Court Case No. 15PB05034. All persons having claims against the estate are required to present them, with vouchers

attached, to the undersigned personal representative at 1011 Liberty Street SE, Salem, Oregon 97302, 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: November 13, 2015.

Karla L. Holland  
Personal Representative

Oregon Probates LLC  
Attorneys for Personal Representative  
1011 Liberty Street SE  
Salem, OR 97302  
Phone: (503) 779-0088

11/13, 11/20, 11/27

**NOTICE OF SHERIFF'S SALE**

On 14th 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: 4786 Oakleaf Ct NE, Salem, in the case of NATIONSTAR MORTGAGE LLC, Plaintiff, vs. FILOMENO M. APILADO, SANDRA L. APILADO, OTHER PERSONS OR PARTIES, including OCCUPANTS, UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, Defendant(s). For more information go to <http://oregonsheriffssales.org>

11/13, 11/20, 11/27, 12/4

**NOTICE TO INTERESTED PERSONS**

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

Probate Department  
Case No. 15PB05248  
NOTICE TO INTERESTED PERSONS  
In the Matter of the Estate of MELVILLE J. RUE,  
Deceased.

NOTICE IS HEREBY GIVEN that the undersigned has been appointed as Personal Representative of the above estate. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned Personal Representative, in care of Jack H. Graham, Attorney at Law, 3265 Liberty Road S., Salem, Oregon 97302, within four (4) months after the date of first publication of this notice. Anyone who does not make a claim within that time period may be barred from doing so. 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 this 13th day of November, 2015.

Janis M. Rue  
Personal Representative

PERSONAL REPRESENTATIVE:  
Janis M. Rue  
661 Becker Road  
Toppenish, WA 98948

ATTORNEY FOR PERSONAL REPRESENTATIVE:  
Jack Graham,  
OSB No. 731108  
Graham Law Group, P.C.  
3265 Liberty Road S.  
Salem, OR 97302  
Telephone: (503) 364-1117  
FAX No.: (503) 391-4269  
E-mail:  
Jack@GrahamLawGroupPC.com

11/13, 11/20, 11/27

**NOTICE TO INTERESTED PERSONS**

Estate of  
DAVID LEE CRAPO  
NOTICE TO INTERESTED PERSONS  
Case Number: 15PB03332

Notice: The Circuit Court of the State of Oregon, for the County of Marion, has appointed Michael D. McNichols as Personal Representative of the Estate of David Lee Crapo, deceased. All persons having claims against said estate are required to present the same, with proper vouchers to the Personal Representative at 181 N. Grant Street, Suite 206A, Canby, OR 97013 within four months from the date of first publication of this notice as stated below, or they may

be barred. All persons whose rights may be affected by this proceeding may obtain additional information from the records of the court, the Personal Representative, or the Attorney for the Personal Representative.

Dated and first published November 13, 2015.

PERSONAL REPRESENTATIVE  
Michael D. McNichols,  
OSB #92395  
THE MCNICHOLS LAW OFFICE, P.C.  
181 N. Grant Street,  
Suite 206-A  
Canby, Oregon 97013

Phone: (503) 266-8687  
Fax: (503) 266-8689  
Email:  
[McNichols.Law@gmail.com](mailto:McNichols.Law@gmail.com)

11/13, 11/20, 11/27

**SUMMONS BY PUBLICATION**

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

Case No.: 15CV09054  
SUMMONS BY PUBLICATION

BANK OF AMERICA, N.A.  
Plaintiff,

vs.

THE UNKNOWN HEIRS AND DEVISEES OF EDWARD J. KELLEY; BRUCE KELLEY; BRENDA KELLEY; TANYA FOX; SENIOR ESTATES GOLF AND COUNTRY CLUB; OCCUPANTS OF THE PROPERTY

Defendants.

**To: THE UNKNOWN HEIRS AND DEVISEES OF EDWARD J. KELLEY 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 1341 Sallal Rd, Woodburn, OR 97071.**

**Date of First Publication: November 13, 2015.**

McCarthy & Holthus, LLP  
s/Robert B. Hakari  
Robert B. Hakari,  
OSB# 114082  
920 SW 3rd Ave, 1st Floor  
Portland, OR 97204  
Phone: (855) 809-3977  
Fax: (971) 201-3202  
E-mail:  
[rhakari@mccarthyyholthus.com](mailto:rhakari@mccarthyyholthus.com)  
Of Attorneys for Plaintiff

11/13, 11/20, 11/27, 12/4

**NOTICE TO INTERESTED PERSONS**

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

No. 15PB03978  
**NOTICE TO INTERESTED PERSONS**  
In the Matter of the Estate of DONALD FRANCIS MACLEAN,  
Deceased.

NOTICE: The Circuit Court of the State of Oregon, for the County of Marion, has appointed the undersigned Personal Representative of the Estate of Donald Francis MacLean, deceased. All persons having claims against the estate are hereby required to present the claims, with proper vouchers, within four months after the date of first

publication of this Notice, as stated below, to the Personal Representative at P. O. Box 787, Salem, Oregon 97308, or the 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: November 20, 2015.

Personal Representative  
Dianne F. MacLean  
30330 Stubblefield Dr.  
Soldotna, AK 99669

Attorney for Personal Representative  
Richard F. Alway,  
OSB No. 770966

P. O. Box 787  
Salem, OR 97308

11/20, 11/27, 12/4

**NOTICE OF SHERIFF'S SALE**

On 14th 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: 4310 Durbin Avenue SE, Salem, in the case of U.S. BANK, NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A., AS SUCCESSOR TO LASALLE BANK, N.A., AS TRUSTEE FOR THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3, Plaintiff, vs. FAVIO CHAVARRIA, MIDLAND FUNDING, LLC, CITIBANK SOUTH DAKOTA, N.A., OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

11/13, 11/20, 11/27, 12/4

**NOTICE OF SHERIFF'S SALE**

On 11th 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: 2850 Oxford St, Woodburn, in the case of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. MICHAEL A. STEMWEDEL, VICKIE L. STEMWEDEL, OTHER PERSONS OR PARTIES, including OCCUPANTS, UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, Defendant (s). For more information go to <http://oregonsheriffssales.org>

11/13, 11/20, 11/27, 12/4

**NOTICE OF SHERIFF'S SALE**

On 11th 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: 396 Khartoum St SE, Salem, in the case of U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE FOR AMORTIZING RESIDENTIAL COLLATERAL TRUST MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2004-1, Plaintiff, vs. RONALD CAMPUZANO, MARY CAMPUZANO, INGE M. POLING, STATE OF OREGON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

11/13, 11/20, 11/27, 12/4

**NOTICE TO INTERESTED PERSONS**

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

CASE NO. 15PB04989  
NOTICE TO INTERESTED PERSONS  
In the Matter of the Estate of: VICTOR D. MONTADON,  
Deceased.

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned personal representative, c/o Raphael Conant, Attorney at Law, PO Box 852, Salem, OR 97308, 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 attorney for the personal representative, Raphael Conant.

Dated and first published November 20, 2015.

Angela Kostoutchenko,  
Personal Representative

11/20, 11/27, 12/4

**NOTICE OF SHERIFF'S SALE**

On 14th 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: 868 Shenandoah Dr SE, Salem, in the case of WELLS FARGO BANK, N.A., its successors in interest and/or assigns, Plaintiff, vs. LINDA J. COLLETT AKA LINDA JEAN COLLETT, 1ST SECURITY BANK OF WASHINGTON, OCCUPANTS OF THE PREMISES, THE REAL PROPERTY LOCATED AT 868 SHENANDOAH DRIVE SOUTHEAST SALEM, OREGON 97317, Defendant(s). For more information go to <http://oregonsheriffssales.org>

11/13, 11/20, 11/27, 12/4

**NOTICE OF SHERIFF'S SALE**

On 16th 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: 1043 Venus Court SE, Salem, in the case of DEUTSCHE BANK NATIONAL TRUST AS TRUSTEE FOR FFMLT TRUST 2006-FF4, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-FF4, Plaintiff, vs. MARCO A. GARCIA, IMELDA GARCIA, KEYBANK NATIONAL ASSOCIATION, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., FIRST FRANKLIN, A DIVISION OF NATIONAL CITY BANK OF INDIANA, STATE OF OREGON, MIDLAND FUNDING, LLC, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

11/13, 11/20, 11/27, 12/4

**NOTICE OF SHERIFF'S SALE**

On 14th 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: 1366 Astor Way, Woodburn, in the case of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), Plaintiff, vs. MARILYN N. PICKER, ALLAN F. GRIFFITH, P.C., PERSONAL REPRESENTATIVE OF THE ESTATE OF NORMAN PERRY, UNKNOWN HEIRS OF NORMAN PERRY, SENIOR ESTATES GOLF AND COUNTRY CLUB ASSOCIATION, 1ST SECURITY BANK OF WASHINGTON, OCCUPANTS OF THE PREMISES, Defendant (s). For more information go to <http://oregonsheriffssales.org>

11/13, 11/20, 11/27, 12/4

**NOTICE OF SHERIFF'S SALE**

On 14th 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: 878 Tierra Dr NE, Salem, in the case of WELLS FARGO BANK, N.A., its successors in interest and/or assigns, Plaintiff, vs. KRISTEN H. BAUER, THE VANDERMAW LAW FIRM, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

11/13, 11/20, 11/27, 12/4

**NOTICE OF SHERIFF'S SALE**

On 14th 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: 4609 Fultz Ave NE, Salem, in the case of ONEWEST BANK, FSB, its successors in interest and/or assigns, Plaintiff, vs. UNKNOWN HEIRS OF GORDON FRANK OAKES, NANCY VALLERUEX AKA NANCY LEE VALLERUEX,

AS SUCCESSOR TRUSTEE OF THE GORDON FRANK OAKES REVOCABLE LIVING TRUST, DATED MAY 24, 2004, NANCY VALLERUEX AKA NANCY LEE VALLERUEX, INDIVIDUALLY, DEBRA SOHN AKA DEBRA LYNN ALLEN, SHAWN VALLERUEX AKA SHAWN R VALLERUEX, AMANDA ROLLINS, UNITED STATES OF AMERICA, STATE OF OREGON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

11/13, 11/20, 11/27, 12/4

**NOTICE OF SHERIFF'S SALE**

On 14th 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: 615 E Burnett St, Stayton, in the case of NATIONSTAR MORTGAGE LLC, its successors in interest and/or assigns, Plaintiff, vs. NICHOLAS B. SCHUMACHER, HEIDI N. SCHUMACHER, STATE OF OREGON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

11/13, 11/20, 11/27, 12/4

**NOTICE OF SHERIFF'S SALE**

On 14th 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: 1545 Lee Street SE, Salem, in the case of U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-5, Plaintiff, vs. KAREN SNYDER, RICHARD A. MCDONALD, NATIONAL CAPITAL MANAGEMENT, LLC, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

11/13, 11/20, 11/27, 12/4

**NOTICE OF SHERIFF'S SALE**

On 11th 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: 4527 Garden Ct SE, Salem, in the case of U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST, Plaintiff, vs. SHAWN M. JOHNSON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

11/13, 11/20, 11/27, 12/4

**NOTICE OF SHERIFF'S SALE**

On 11th 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: 2240 Hoyt St SE, Salem, in the case of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, its successors in interest and/or assigns, Plaintiff, vs. CHERYLL D. GREAR, WELLS FARGO BANK, N.A., STATE OF OREGON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

11/13, 11/20, 11/27, 12/4

**NOTICE OF SHERIFF'S SALE**

On 14th 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: 4998 Dolphin Ave NE, Salem, in the case of U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST, Plaintiff, vs. MARIO HERNANDEZ, MARIA G. HERNANDEZ, CAMERON'S COLLECTION CORPORATION D/B/A ACCTCORP INTERNATIONAL OF SALEM, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

11/13, 11/20, 11/27, 12/4