

public notices

NOTICE OF SHERIFF'S SALE

On 10th day of February, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 517 Morgan Avenue NE, Salem, in the case of MIDFIRST BANK, Plaintiff, vs. PATRICIA R. PATTEN, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

01/09, 01/16, 01/23, 01/30

NOTICE OF SHERIFF'S SALE

On 10th day of February, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 22042 Floral Avenue NE, Aurora, in the case of GREEN TREE SERVICING LLC, as attorney-in-fact for U.S. Bank National Association, as Trustee on Behalf of Newcastle Investment Trust 2011-MH1, Plaintiff, vs. JEAN E. WAYT, WILLIAM J. WAYT, ET AL, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

01/09, 01/16, 01/23, 01/30

NOTICE OF SHERIFF'S SALE

On 11th day of February, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1715 Neota Street NE, Salem, in the case of WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2006-AR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR3, Plaintiff, vs. EMILIA ALTEZ, ISAGANI ALTEZ, SUNSET MORTGAGE CO., OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

01/09, 01/16, 01/23, 01/30

NOTICE OF SHERIFF'S SALE

On 10th day of February, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4860 Towhee Court S, Salem, in the case of BANK OF AMERICA, N.A., Plaintiff, vs. JAE SEON PARK, an individual, KYUNG HEE PARK-LEE, an individual, WELLS FARGO FINANCIAL NATIONAL BANK, a Delaware corporation, JPMORGAN CHASE BANK, N.A., a Delaware corporation, All other persons or parties unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property, collectively designated as DOES 1 through 50, inclusive, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

01/09, 01/16, 01/23, 01/30

NOTICE OF SHERIFF'S SALE

On 11th day of February, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1292 Reedy Dr. NE, Salem, in the case of FLAGSTAR BANK, FSB, ITS SUCCESSOR AND/OR ASSIGNS, Plaintiff, vs. WESTLY A. HANSON, CATHERINE M. HANSON, ACCTCORP INTERNATIONAL OF SALEM, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1292 REEDY DRIVE NE, SALEM, OR 97301, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

01/09, 01/16, 01/23, 01/30

NOTICE OF SHERIFF'S SALE

On 11th day of February, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I

will sell the following real property: 985 Sagrada Circle N, Keizer, in the case of WELLS FARGO BANK, N.A., its successors in interest and/or assigns, Plaintiff, vs. NATHANIEL PAUL MCCLENNY, JILL RENAE MCCLENNY AKA JILL RENAE MARTIN, OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION, WHISPERING PINES HOMEOWNERS ASSOCIATION, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

01/09, 01/16, 01/23, 01/30

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by MEGANNE GROVER as grantor, to Fidelity National Title Company as trustee, in favor of HomeStreet Bank as beneficiary, dated December 14, 2005, recorded December 19, 2005, in the mortgage records of Marion County, Oregon, as Document No. Reel 2582, Page 156, and assigned to RESIDENTIAL LOAN PROGRAM OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON on January 19, 2006 in the records of Marion County, Oregon, as Document No. Reel 2595, Page 495, covering the following described real property situated in said county and state, to wit:

LOT 6, BLOCK 2, CHANCELLOR ADDITION, IN THE CITY OF SALEM, MARION COUNTY, OREGON PROPERTY ADDRESS: 4938 INDIANA AVE NE, SALEM, OR 97305

There is a default by the grantor or other person owing an obligation or 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 of \$1,235.11 beginning September 1, 2012; monthly payments of \$1,154.02 beginning February 1, 2013; monthly payments of \$1,137.47 beginning February 1, 2014; plus late charges of \$47.50 each month beginning September 15, 2012; plus prior accrued late charges of \$397.44; less suspense amounts of (\$919.10); plus advances of \$3,947.85; 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: \$147,943.32 with interest thereon at the rate of 5.45000 percent per annum beginning August 1, 2012; plus late charges of \$47.50 each month beginning September 15, 2012 until paid; plus prior accrued late charges of \$397.44; less suspense amounts of (\$919.10); plus advances of \$3,947.85; 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 property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice is hereby given that the undersigned trustee will on March 4, 2015, at the hour of 11:00 AM, in accord with the standard of time established by ORS 187.110, at Marion County Courthouse Front Entrance, 100 High Street, Salem, OR 97301, in the City of Salem, 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 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 those 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 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.

DATED: January 2, 2015

Robinson Tait, P.S.
Authorized to sign on behalf of the trustee
710 Second Ave, Suite 710
Seattle, WA 98104

01/02, 01/09, 01/16, 01/23

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by EUGENIA AISPURO LOPEZ and RUBEN MARTINEZ as grantor, to Fidelity National Title Insurance Company as trustee, in favor of Wells Fargo Bank, N.A. as beneficiary, dated April 12, 2007, recorded April 18, 2007, in the mortgage records of Marion County, Oregon, as Document No. Reel 2800, Page 48, and assigned to HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Asset-Backed Pass-Through Certificates, Series 2007-PA3 on January 14, 2014 in the records of Marion County, Oregon, as Document No. Reel 3575, Page 322, covering the following described real property situated in said county and state, to wit:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 11 OF HAGER'S SECOND ADDITION IN MARION COUNTY, OREGON; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT, 125 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT, 100.00 FEET TO THE EAST LINE OF SAID LOT; THENCE NORTH ALONG THE EAST LINE OF SAID LOT, 125.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WESTARLY ALONG THE NORTH LINE OF SAID LOT, 100.00 FEET TO THE PLACE OF BEGINNING.

PROPERTY ADDRESS: 4352 MUNKERS STREET SE, Salem, OR 97317

There is a default by the grantor or other person owing an obligation or 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 of \$905.37 beginning November 1, 2013; monthly payments of \$906.07 beginning March 1, 2014; plus prior accrued late charges of \$150.72; 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: \$109,863.05 with interest thereon at the rate of 6.25000 percent per annum beginning October 1, 2013; plus prior accrued late charges of \$150.72; plus advances of \$1,580.09; 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 property and its interest therein; and prepayment penalties/premiums, if applicable

WHEREFORE, notice is hereby given that the undersigned trustee will on March 27, 2015, at the hour of 11:00 AM, in accord with the standard of time established by ORS 187.110, at Marion County Courthouse Front Entrance, 100 High Street, Salem, OR 97301, in the City of Salem, 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 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 those 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 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.

DATED: January 2, 2015

Robinson Tait, P.S.
Authorized to sign on behalf of the trustee
710 Second Ave, Suite 710
Seattle, WA 98104

01/02, 01/09, 01/16, 01/23

TRUSTEE'S NOTICE OF SALE**TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain trust deed made by Daniel N Cedillo as grantor, to Fidelity National Title Company as trustee, in favor of Windermere Mortgage Services Series LLC, as beneficiary, dated January 10, 2011, recorded January 19, 2011, in the mortgage records of Marion County, Oregon, as Document No. Reel 3253, Page 127, and assigned to Oregon Housing

and Community Services Department, State of Oregon on March 15, 2011 in the records of Marion County, Oregon, as Document No. Reel 3268, page 65, covering the following described real property situated in said county and state, to wit:

LOT 23, CARSON ESTATES, COUNTY OF MARION, AND STATE OF OREGON. TOGETHER WITH A 20 FOOT EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON SAID PLAT.

PROPERTY ADDRESS: 4593 Werner Ave NE, Salem, OR 97301

There is a default by the grantor or other person owing an obligation or 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 of \$1,053.10 beginning May 1, 2014; plus late charges of \$42.12 each month beginning May 15, 2014; 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: \$142,259.86 with interest thereon at the rate of 4.25000 percent per annum beginning April 1, 2014; plus late charges of \$42.12 each month beginning May 15, 2014 until paid; 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 property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice is hereby given that the undersigned trustee will on March 20, 2015, at the hour of 11:00 AM, in accord with the standard of time established by ORS 187.110, at Marion County Courthouse Front Entrance, 100 High Street, Salem, OR 97301, in the City of Salem, 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 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 those 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 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.

DATED: January 2, 2015

Robinson Tait, P.S.
Authorized to sign on behalf of the trustee
710 Second Ave, Suite 710
Seattle, WA 98104

01/02, 01/09, 01/16, 01/23

NOTICE TO INTERESTED PERSONS

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

No. 14PB02669
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of JOHN ROGER HOY, Deceased.

NOTICE IS HEREBY GIVEN that Roger P. Hoy has been appointed Personal Representative. All persons having claims against the estate are required to present them, with proper vouchers, to the Personal Representative by directing said claims to Roger P. Hoy c/o Mary L. Sterling, Sterling Law Office, LLC, 1114 12th 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 attorney for the Personal Representative.

Dated this 12th day of January, 2015.

Dated and first published January 16, 2015.

Mary L. Sterling,
OSB #071771
Attorney for
Personal Representative

PERSONAL REPRESENTATIVE
Roger P. Hoy
725 Madal Lane NE
Salem, OR 97301
(503) 375-2179

ATTORNEY FOR PERSONAL REPRESENTATIVE
Mary L. Sterling,
OSB #071771
1114 12th St SE
Salem, OR 97302
Phone: (503) 581-6432
mary@sterlingattomey.com

01/16, 01/23, 01/30

NOTICE TO INTERESTED PERSONS

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

No. 13C21796
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of NANCY ANN CHAMBERLIN, Deceased.

Notice is hereby given that the undersigned has been appointed and has qualified as the personal representative of said estate. All persons having claims against said 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 personal representative at: GARRETT HEMANN ROBERTSON P.C., 1011 Commercial Street N.E., Salem, Oregon, 97301, or they may be barred.

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

DATED and first published this 16th day of January, 2015.

Merylee Ann Miller
Personal Representative

Theresa M. Wade
OSB No. 993880
GARRETT HEMANN ROBERTSON P.C.
1011 Commercial Street N.E.
Salem, OR 97301

01/16, 01/23, 01/30