

# public notices

## NOTICE OF SHERIFF'S SALE

On 23rd 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: 6413 Jaymar Dr NE, Keizer, in the case of MOREQUITY, INC., through its loan servicing agent NATIONSTAR MORTGAGE LLC, Plaintiff, vs. KELLY D GRAHAM, MATTHEW G. GRAHAM, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AEGIS WHOLESALE CORPORATION, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

01/23, 01/30, 2/6, 2/13

## NOTICE OF SHERIFF'S SALE

On 24th 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: 535 Maple St, Aumsville, in the case of ONEWEST BANK, FSB., its successors in interest and/or assigns, Plaintiff, vs. UNKNOWN HEIRS OF DAVE EDWIN PARKER AKA DAVE E. PARKER, PAMELA PARKER, CATHERINE PARMENTIER, ROBERT PARKER, HOLLY BORI, DENISE CLARK, KAREN MESCHKE, KIMBERLY LANE, TERRI MATTLE, UNITED STATES OF AMERICA, STATE OF OREGON, OCCUPANTS OF THE PREMISES, THE REAL PROPERTY LOCATED AT 535 MAPLE STREET, AUMSVILLE, OREGON 97325, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

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## NOTICE OF SHERIFF'S SALE

On 24th 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: 3913 Ibis St NE, Salem, in the case of OCWEN LOAN SERVICING, LLC. ITS SUCCESSORS AND/OR ASSIGNS, Plaintiff, vs. NATHAN A. LEE, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 3913 IBIS STREET NE, SALEM, OR 97308, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

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## NOTICE OF SHERIFF'S SALE

On 24th 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: 847 Laguna Dr NE, Keizer, in the case of BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ALTERNATIVE LOAN TRUST 2006-6CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-6CB, Plaintiff, vs. JORGE E. TRUJILLO, INGRID C. TRUJILLO, OREGON TERRITORY FEDERAL CREDIT UNION, CHICAGO TITLE INSURANCE COMPANY, RIVERMARK COMMUNITY CREDIT UNION, A STATE CHARTERED CREDIT UNION, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

01/23, 01/30, 2/6, 2/13

## NOTICE OF SHERIFF'S SALE

On 24th 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: 2043 42nd Place NE, Salem, in the case of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. MICHAEL C. ODEN, SON OF SHIRLEE A. ODEN, AND AS CONSTRUCTIVE TRUSTEE OF THE ESTATE OF SHIRLEE A. ODEN, UNKNOWN HEIRS OF SHIRLEE A. ODEN, 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 [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

01/23, 01/30, 2/6, 2/13

## NOTICE OF SHERIFF'S SALE

On 24th 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: 4725 Riverwood Dr N, Keizer, in the case of ONEWEST BANK, F.S.B., its successors in interest and/or assigns, Plaintiff, vs. JACK L. CUTSFORTH, DELORES CUTSFORTH, UNITED STATES OF AMERICA, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

01/23, 01/30, 2/6, 2/13

## NOTICE OF SHERIFF'S SALE

On 23rd 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: 5770 State St., Salem, in the case of NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JOSEPH M. GRIMMELL, MARNIE L. GRIMMELL, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., HYPERION CAPITAL GROUP, LLC, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

01/23, 01/30, 2/6, 2/13

## NOTICE OF SHERIFF'S SALE

On 6th 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: 635 14th St NE, Salem, in the case of US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2013-T, Plaintiff, vs. PATRICIA JOAN CLARK, CHASE BANK USA, NATIONAL ASSOCIATION, CHASE BANK USA, NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK ONE DELAWARE N.A., OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

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

## NOTICE OF SHERIFF'S SALE

On 9th 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: 7405 Parkplace Dr NE, Keizer, in the case of JPMORGAN CHASE BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS, Plaintiff, vs. DALANIA GASTINEAU, SCOTT GASTINEAU, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 7405 PARKPLACE DRIVE NORTHEAST, KEIZER, OR 97303, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

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

## NOTICE OF SHERIFF'S SALE

On 9th 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: 4791, 4793 & 4795 Brandon Ct NE, Keizer, in the case of NATIONSTAR MORTGAGE, LLC, ITS SUCCESSORS AND/OR ASSIGNS, Plaintiff, vs. LIONEL G. YETTER, JOAN L. YETTER, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 4791-4795 BRANDON COURT NE, KEIZER, OREGON 97303, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://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: 4425 York Ave NE, Salem, in the case of WELLS FARGO BANK, N.A., its successors in interest and/or assigns, Plaintiff, vs. UNKNOWN HEIRS OF JOHN P. PETERSON, MICHELLE CLAIRE ZISTEL, ELIZABETH A. FOSSHOLM, ANNABELLE M. SUMNER, STATE OF OREGON, UNITED STATES OF AMERICA, OCCUPANTS OF THE PREMISES, THE REAL PROPERTY LOCATED AT 4425 YORK AVENUE NORTHEAST, SALEM, OREGON 97305, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://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: 1565 Trade St SE, Salem, in the case of WELLS FARGO BANK, N.A., its successors in interest and/or assigns, Plaintiff, vs. ETHAN D. CLARK, VANESSA L. CLARK, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://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: 2030 NE Highway Ave, Salem, in the case of NATIONSTAR MORTGAGE LLC, ITS SUCCESSORS AND/OR ASSIGNS, Plaintiff, vs. JESSIE RODRIGUEZ, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST

IN THE REAL PROPERTY COMMONLY KNOWN AS 2030 NE HIGHWAY AVENUE, SALEM, OREGON 97301, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

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## NOTICE OF SHERIFF'S SALE

On 12th 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: 5466 Forest Ridge Rd NE, Silverton, in the case of WELLS FARGO BANK, N.A., its successors in interest and/or assigns, Plaintiff, vs. JANE D. HOBBS, JOHN D. HOBBS, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

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

## NOTICE OF SHERIFF'S SALE

On 12th 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: 3245 Argyle Dr S, Salem, in the case of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. SARIL PAZ, MICHELLE M. PAZ, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

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

## NOTICE OF SHERIFF'S SALE

On 12th 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: 421 45th Court NE, Salem, in the case of WELLS FARGO BANK, N.A., its successors in interest and/or assigns, Plaintiff, vs.

CHRISTINE L. HAUCK AKA CHRISTINE LYNN HAUCK, MICHAEL L. HAUCK AKA MICHAEL LEROY HAUCK, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

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

## NOTICE OF SHERIFF'S SALE

On 6th 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: 6955 2nd St SE, Turner, in the case of WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC., its successors in interest and/or assigns, Plaintiff, vs. YOLANDA RUFINA, SEMEI ROJAS MARTINEZ, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

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## NOTICE OF SHERIFF'S SALE

On 6th 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: 530 Larry Ave N, Keizer, in the case of THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., FKA THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, FKA JPMORGAN CHASE BANK, AS TRUSTEE-SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-BC3, DATED AS OF OCTOBER 1, 2004, Plaintiff, vs. DANIELLE NAUG, ATLANTIC CREDIT & FINANCE, INC., THE BANK OF NEW YORK

TRUST COMPANY, NA, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, NA, FKA JPMORGAN CHASE BANK AS TRUSTEE - SURF 2005-BC3, PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

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## NOTICE OF SHERIFF'S SALE

On 23rd 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: 5392 Newberg Dr N, Keizer, in the case of WELLS FARGO BANK, N.A., its successors in interest and/or assigns, Plaintiff, vs. THOMAS N. BRUSH, DARLENE BRUSH FKA DARLENE MARIE HEATH, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

01/23, 01/30, 2/6, 2/13

## 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: 250 Meyer Street S, Detroit, in the case of NATIONSTAR MORTGAGE LLC, ITS SUCCESSORS AND/OR ASSIGNS, Plaintiff, vs. DENVER YETTER, TONYA YETTER, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, LAURIE HOLTZ, MIDLAND FUNDING, LLC, MAIN STREET ACQUISITION CORP., Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

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## TRUSTEE'S NOTICE OF SALE

### TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed, and delivered by CHERRIE L. MULLINS (also known as Cherie L. Mullins), at the address of 3150 Granada Way S., Salem, OR 97302, as Grantor, made and executed and delivered to JARROD F. HOWARD, address of 1114 12th Street SE, Salem, OR 97302, as Trustee, to secure the performance of certain obligations including the payment of the principal sum of \$139,230.00 in favor of Beneficiary, that certain Trust Deed dated March 22nd, 2010, and recorded on March 26th, 2010, **Reel 3162, Page 6, Film Records** of the official records of **Marion County, State of Oregon**, for the following described real property situated in said county and commonly known as 3150 Granada Way S., Salem, OR 97302, *to-wit*:

**Lot 5, Block 11, CANDALARIA HEIGHTS NO.2, an Addition to the City of Salem, Marion County, Oregon.**

NOTE: This Legal Description was created prior to January 01, 2008. Thereafter, the Beneficiary's interest in said Trust Deed was assigned and transferred to Hilma Norberg, LLC, an Oregon Limited Liability Company on May 16th, 2014, and said assignment recorded on May 21 St, 2014, **Reel 3606, Page 225, Film Records** of the official records of **Marion County, State of Oregon**. The undersigned hereby certifies that no assignments of the Trust Deed by the Trustee or by the Beneficiary, and no appointments of a successor trustee have been made except as recorded in the mortgage records of the county or counties in which the above-described real property is situated, and that the Beneficiary, Hilma Norberg, LLC, is the owner and holder of the obligations, the performance of which is secured by said Trust Deed; further, that no action, suit, or proceeding has been instituted to recover the debt, or any part thereof, now remaining secured by the said trust deed, or, if such action or proceeding has been instituted, such action or proceeding has been dismissed.

There is a default by the Grantor owing the obligations, the performance of which is secured by said Trust Deed, with respect to provisions therein which authorize sale in the event of default of such provision, in that the Grantor failed to pay, when due, the following sums thereon:

Failure to pay the March 1 <sup>st</sup> , 2014, payment in the amount of \$928.20	\$ 928.20
Failure to pay the April 1 <sup>st</sup> , 2014, payment in the amount of \$928.20	\$ 928.20
Failure to pay the May 1 <sup>st</sup> , 2014, payment in the amount of \$928.20	\$ 928.20
Failure to pay the June 1st, 2014, payment in the amount of \$928.20	\$ 928.20
Failure to pay the July 1st, 2014, payment in the amount of \$928.20	\$ 928.20
Failure to pay the August 1st, 2014, payment in the amount of \$928.20	\$ 928.20
Failure to pay the September 1st, 2014, payment in the amount of \$928.20	\$ 928.20
Failure to pay the October 1st, 2014, payment in the amount of \$928.20	\$ 928.20
Failure to pay the November 1st, 2014, payment in the amount of \$928.20	\$ 928.20
Failure to pay the December 1st, 2014, payment in the amount of \$928.20	\$ 928.20
Failure to pay the monthly escrow fee of \$17.00 per month from March 2014 through December 2014	\$ 170.00
Failure to pay late fees of \$50.00 per month from January 2014 through December of 2014, for a total of \$600.00	\$ 600.00
Failure to maintain insurance on the property, amount advanced by Beneficiary	\$ 946.17
<b>Total Due</b>	<b>\$ 10,998.17</b>

which are now past due, owing, and delinquent. Grantor's failure just described is the default for which the foreclosure mentioned below is made. Grantor as further failed to pay the real property taxes on the above described property, a further default of the obligations contained in the Trust Deed, with an

amount owing of \$26,863.62, with daily interest accruing on the real property arrearage. This tax arrearage is now past due, owing, and delinquent.

By reason of said default, the Beneficiary has declared all obligations secured by said Trust Deed immediately due, owing and payable, said sums being the following, *to-wit*: the sum of \$139,230.00, plus accrued unpaid interest on said \$139,230.00 at the rate of eight percent (8%) *per annum* from March 1st, 2014 until paid; plus the cost of unpaid insurance premiums on the property described above of \$946.17; plus unpaid real property taxes to Marion County as provided above; plus collection costs in the amount of \$850.00; plus the cost of a trustee's sale report in the amount of \$553.00; plus attorney and trustee's fees and costs.

Notice hereby is given that the undersigned, by reason of said default, has elected, and hereby does elect, to foreclose said Deed of Trust by advertisement and sale pursuant to Oregon Revised Statutes Sections 86.705 to 86.809, and to cause to be sold at public auction to the highest bidder for cash the interest in the said described property which the Grantor had, or had the power to convey at the time of the execution by them of the Trust Deed, together with any interest the Grantor or Grantor's successors in interest acquired after execution of the Trust Deed, to satisfy the obligations secured by said Trust Deed and the expenses of the sale, including a reasonable charge by the Trustee as provided by law, and the reasonable fees of Trustee's attorneys.

Said sale will be held at the hour of 9:30 a.m., Pacific Standard Time, as established by Section 187.110 of Oregon Revised Statutes on the **27th** day of **May**, 2015, at the main entrance of the Marion County Courthouse, at 100 High Street Northeast, in the City of Salem, County of Marion, State of Oregon, which is the hour, date, and place fixed by the Trustee for said sale.

Other than as shown of record, neither the said Beneficiary nor the said Trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property herein above described subsequent to the interest of the Trustee in the Trust Deed, or any successor in interest to the Grantor or of any lessee or other person in possession of or occupying the property.

Notice is further given that any person named in Section 86.778 of Oregon Revised Statutes has the right, at any time prior to five (5) 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 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 fees not exceeding the amount provided by ORS 86.778.

Notice required by ORS 86.771 (HB 4065): 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. This notice is required by law to be placed in all Residential Trustee Notices, and should not be construed as indicating that any particular or specific residential property has been used in methamphetamine manufacturing.

In construing this Notice and whenever the context hereof so requires, 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 each and all other persons owing an obligation, the performance of which is secured by said Trust Deed; the word "Trustee" includes any successor trustee; and the word "Beneficiary" includes any successor in interest of the Beneficiary first named above.

DATED this 14 day of January, 2015.  
Jarrod F. Howard, Successor Trustee

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