

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by VARVARA E. KONEV, a single person as grantor, to Fidelity National Title Ins Co. as trustee, in favor of Wells Fargo Bank, N.A. as beneficiary, dated July 9, 2004, recorded July 12, 2004, in the mortgage records of Marion County, Oregon, as Document No. Reel 2345, Page 97, covering the following described real property situated in said county and state, to wit:

Beginning at a point on the North line of Lot 4, Block 3, OAK HILL TRACTS, Marion County, Oregon, Township 8 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, which point is South 89°13' West, 34.55 feet from the Northeast corner of said Lot; thence South 0°47' East, 160.0 feet; thence South 89°13' West to the East right of way line of the 12th Street Cutoff Highway; thence Northeastly along the Easterly line of said Highway to the North line of the above mentioned Lot 4; thence North 89°13' East, 192.62 feet to the place of beginning. Save and except that portion of

said tract lying in Lot 5, Murray Field Subdivision, more particularly described as being that portion beginning on the North line of said tract thence running Westerly to a point 120 feet from the Northeast corner of said tract; thence running South 05°21'30" West, 160.70 feet, more or less, thence East 135 feet to the Southwest corner of said tract; and thence North 160 feet to the point of beginning.

PROPERTY ADDRESS: 4144 12TH ST CUTOFF SE, SALEM, OR 97302

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 \$1,233.48 beginning September 1, 2013; monthly payments of \$1,263.63 beginning March 1, 2014; plus prior accrued late charges of \$197.36; plus advances of \$1,310.00; 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: \$197,877.03 with interest thereon at the rate of 3.75000 percent per annum beginning August 1, 2013; plus prior accrued late charges of \$197.36; plus advances of \$1,310.00; plus escrow advances of \$5,081.36; 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 April 3, 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.

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

2/6, 2/13, 2/20, 2/27

NOTICE OF SHERIFF'S SALE

On 12th day of March, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 19405 McKillop Rd. NE, Scotts Mills, in the case of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS AND DEVISEES OF LAWRENCE H. BIRNBAUM, LEILA FALK, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

2/6, 2/13, 2/20, 2/27

NOTICE OF SHERIFF'S SALE

On 6th day of March, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4265 Stadel Lane NE, Silverton, in the case of BAYVIEW LOAN SERVICING, LLC, Plaintiff, vs. TRENT FRIESEN, BROTHER OF TERRY L. FRIESEN, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF TERRY L. FRIESEN, JPMORGAN CHASE BANK, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK, F.A., 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

2/6, 2/13, 2/20, 2/27

NOTICE OF SHERIFF'S SALE

On 6th day of March, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1137 Eagle Dr, Woodburn, in the case of REVERSE MORTGAGE SOLUTIONS, INC., its successors in interest and/or assigns, Plaintiff, vs. UNKNOWN HEIRS OF JACQUELYNE L. ADAMS, MICHAEL R. ADAMS AKA MICHAEL RAY ADAMS, BARRY

ADAMS AS PERSONAL REPRESENTATIVE OF THE ESTATES OF JACQUELYNE L. ADAMS, BARRY ADAMS, AS TRUSTEE OF MICHAEL R. ADAMS SPECIAL NEEDS TRUST, UNITED STATES OF AMERICA, STATE OF OREGON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

2/6, 2/13, 2/20, 2/27

NOTICE OF SHERIFF'S SALE

On 6th day of March, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 465 Arthur St, Woodburn, in the case of CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST, SERIES 2012-14, its successors in interest and/or assigns, Plaintiff, vs. CHARLOTTE ANNE SWENSON AKA CHARLOTTE A. SWENSON, ROBERT GENE SWENSON AKA ROBERT G. SWENSON, AKA ROBERT SWENSON, CAPITAL ONE BANK, MARK T. CASE, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

2/6, 2/13, 2/20, 2/27

NOTICE OF SHERIFF'S SALE

On 6th day of March, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 965 Mildred Ln SE, Salem, in the case of FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors in interest and/or assigns, Plaintiff, vs. BRYAN D. CARTER AKA BRYAN CARTER, MARION AND POLK SCHOOLS CREDIT UNION AKA MAPS CREDIT UNION, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

2/6, 2/13, 2/20, 2/27

NOTICE OF SHERIFF'S SALE

On 10th day of March, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 5389 Kalmia Drive NE, Keizer, in the case of GREEN TREE SERVICING LLC, Plaintiff, vs. AMANDA L. WISBEY, DELBERT L. WISBEY, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

2/6, 2/13, 2/20, 2/27

NOTICE TO INTERESTED PERSONS

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

Case No. 15PB00225 NOTICE TO INTERESTED PERSONS In the Matter of the Estate of LOUIS ALFRED NEUMAN, Deceased.

NOTICE IS HEREBY GIVEN that Laura Hooning has been appointed as Personal Representative. All persons having claims against the estate are required to present them, with vouchers attached, to the personal representative, Laura Hooning, c/o Kathryn M. Belcher, of McGinty & Belcher, Attorneys, P.C., P.O. Box 12806, Salem, Oregon, 97309, 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 this 11th day of February, 2015.

Date of first publication: February 20, 2015.

Kathryn M. Belcher, OSB #992200
Attorney for
Personal Representative

Personal Representative
Laura L. Hooning
6206 Ravenna Ave NE

Seattle, WA 98115
(206) 524-6369

Attorney for Personal Representative
Kathryn M. Belcher, OSB #992200
P.O. Box 12806
Salem, OR 97309
(503) 371-9636
fax: (503) 371-2879
e-mail:
kathy@mcginty-belcher.com

2/20, 2/27, 3/6

NOTICE

NOTICE OF DEFAULT, ELECTION TO SELL, AND NOTICE OF SALE

PLEASE TAKE NOTICE that the undersigned Trustee elects to foreclose the following Deed of Trust by advertisement and sale proceedings and to sell the property covered by the Deed of Trust to satisfy the obligations secured thereby:

Deed of Trust dated April 9, 2014, executed by Kimberly Kay Harbold, Grantor, to First American Title Company of Oregon, as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., and recorded in the official records of Marion County, Oregon, on April 11, 2014, as Instrument No. 2014-00011733.

The present Beneficiary under the Deed of Trust, Umpqua Bank, has appointed Ky Fullerton, an active member of the Oregon State Bar, as successor Trustee. The successor Trustee's mailing address is: 1 S.W. Columbia Street, Suite 1200, Portland, Oregon 97258.

The following property is covered by the Deed of Trust: Lot 2, Minten's Addition to Stayton, Marion County, Oregon (Plat Volume 20, page 24).

The Beneficiary has directed the Trustee to foreclose the Deed of Trust as a result of the following default(s): Grantor's failure to comply with the terms of the various agreements relating to Grantor's loan(s) with Umpqua Bank, including but not limited to Grantor's failure to pay all sums due Umpqua Bank in connection with said loan(s).

The Beneficiary has declared the entire unpaid balance of all obligations secured by the Deed of Trust immediately due, owing, and payable, in the sum of \$249,785.06, with interest at the applicable rate until paid, together with all costs, fees, future advances by the Beneficiary to protect its security interest, and other expenses allowed by law.

THE TRUSTEE WILL SELL THE DESCRIBED PROPERTY to satisfy the obligations secured by the Deed of Trust on May 6, 2015, at the hour of 10:00 a.m. based on the standard of time established by ORS 187.110, at the main entrance to the Marion County Courthouse, 100 High Street NE, Salem, Oregon, at public auction to the highest bidder for cash.

The Grantor, the Grantor's successor in interest to all or any part of the trust property, any Beneficiary under a subordinate trust deed, or any person having a subordinate lien or encumbrance of record on the property may cure the default or defaults at any time prior to five days before the date last set for the Trustee's sale and thereby have the proceeding dismissed and the Deed of Trust reinstated pursuant to ORS 86.778.

If the default consists of a failure to pay, when due, sums secured by the Deed of Trust, the default may be cured by paying the entire amount due at the time of cure under the terms of the obligations, other than such portion as would not then be due had no default occurred. Any other default of the Deed of Trust obligation that is capable of being cured may be cured by tendering the performance required under the obligation or Deed of Trust. In any case, and in addition to paying the sums or tendering the performance necessary to cure the default(s), the person effecting the cure shall pay the Beneficiary all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and attorney fees as allowed by law.

The undersigned Trustee certifies that, upon recording of this Notice, no assignments of the Deed of Trust have been made by the Trustee or by the Beneficiary; no appointments of a successor

Trustee have been made except as recorded in the official records of the county or counties in which the above-described real property is situated; the Beneficiary is the owner and holder of the obligations secured by said Deed of Trust; and no action has been instituted to recover the debt, or any part thereof, now remaining secured by said Deed of Trust, or if such action has been instituted, the action has been dismissed.

Whenever the context of this Notice so requires, the word "Grantor" includes any successor in interest to the Grantor as well as each and every person owing an obligation secured by the Deed of Trust; the word "Trustee" includes any successor Trustee; and the word "Beneficiary" includes any successor in interest of the original Beneficiary named above.

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.

DATED this 5th day of December, 2014.

Ky Fullerton
Successor Trustee

2/20, 2/27, 3/6

NOTICE TO CLAIMANTS

CIRCUIT COURT OF OREGON COUNTY OF MARION

Case No. 15PB00305 NOTICE TO CLAIMANTS In the Matter Of The Thomas G. Liming Living Trust Dated April 20, 2009

NOTICE IS HEREBY GIVEN that Roger Shafer, Jr., is Trustee under the Thomas G. Liming Living Trust dated April 20, 2009. All persons having claims against the trust estate are required to present them, with vouchers attached, to the undersigned Trustee, Roger Shafer, Jr., c/o Freeman Green, 250 Church Street SE, Suite 200, PO Box 470, Salem, OR 97308, within four months after the date of first publication of this notice, or the claims may be barred.

The name of the Settlor of the trust is Thomas G. Liming. 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, Saalfeld Griggs PC.

Dated and first published February 20, 2015.

Roger Shafer, Jr., Trustee of the Thomas G. Liming Living Trust dated April 20, 2009, Petitioner

Attorney For Petitioner:
Freeman Green, OSB #080737
Saalfeld Griggs PC
PO Box 470
Salem, OR 97308
Ph: (503) 399-1070
Fax: (503) 371-2927
Email: fgreen@sglaw.com

2/20, 2/27, 3/6

NOTICE TO INTERESTED PERSONS

NOTICE TO INTERESTED PERSONS

Michael D. McCarthy has been appointed Personal Representative of the ESTATE OF PATRICK T. MCCARTHY, deceased, by the Circuit Court of the State of Oregon for Marion County under Probate No. 15PB00293. All persons having claims against the estate are required to present them to said Personal Representative at 131 W. Main St., P O Box 350, Sublimity, OR 97385, within four months after date of first publication of this notice or they may be barred.

Your rights may be affected by this proceeding and additional information may be obtained from the records of the Court, the Personal Representative or the attorney for the Personal Representative.

DATED and first published February 20, 2015.

Michael D. McCarthy
Personal Representative

Stephen L. Tabor, P.C.
Attorney at Law
131 W. Main St.
P O Box 350
Sublimity, OR 97385
Attorney for Personal Representative

2/20, 2/27, 3/6

NOTICE OF SHERIFF'S SALE

On 13th day of March, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4105 Market St NE, Salem, in the case of J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff, vs. NATHAN BELL, SARAH MUNSON, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

2/13, 2/20, 2/27, 3/6

NOTICE TO INTERESTED PERSONS

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

Case No. 15PB00341 NOTICE TO INTERESTED PERSONS In the Matter of the Estate of TERRY GLEN GOODMAN, 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 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 lawyers for the personal representative.

Dated and first published on: February 13, 2015.

PERSONAL REPRESENTATIVE:
Betty L. Knight

LAWYER FOR PERSONAL REPRESENTATIVE:
Paul A. Raney, OSB# 964057
Kell, Alterman & Runstein, LLP
520 SW Yamhill Street, Suite 600
Portland, OR 97204
Telephone: 503-222-3531
Facsimile: 503-227-2980
praney@kelrun.com

2/13, 2/20, 2/27, 3/6

NOTICE OF SHERIFF'S SALE

On 16th day of March, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 842 Sandpine Lp NE, Keizer, in the case of EVERBANK, its successors in interest and/or assigns, Plaintiff, vs. MARK T. RYGH, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

2/13, 2/20, 2/27, 3/6

NOTICE OF SHERIFF'S SALE

On 16th day of March, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4434 Durbin Ave SE, Salem, in the case of BAYVIEW LOAN SERVICING LLC, Plaintiff, vs. ROSE KUSCHNICK, STATE OF OREGON, DISCOVER BANK, VALLEY HEALTH AND POSTAL EMPLOYEES CREDIT UNION, DODEKA, L.L.C., RAY KLEIN INC. D/B/A PROFESSIONAL CREDIT SERVICE, CACH, LLC, CASCADE COLLECTIONS, INC., LVNV FUNDING LLC, OTHER PERSONS OR PARTIES, including OCCUPANTS, UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY HEREIN, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

2/13, 2/20, 2/27, 3/6