

public notices

NOTICE TO INTERESTED PERSONS

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

No. 15PB00616

NOTICE TO INTERESTED PERSONS In the Matter of the Estate of LUCILLE E. ASPINWALL, 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 attached, within four months after the date of first publication of this notice, as stated below, to the personal representative at:

Clyde M. Aspinwall
c/o John A. Lien, P.C.
4855 River Road North
Keizer, OR 97303

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, John A. Lien, 4855 River Rd. N., Keizer, Oregon 97303.

DATED and first published this 27th day of February, 2015.

/s/ Clyde M. Aspinwall

2/27, 3/6, 3/13

NOTICE OF SHERIFF'S SALE

On 27th 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: 4937 Jennifer Ave S, Salem, in the case of REVERSE MORTGAGE SOLUTIONS, INC., its successors in interest and/or assigns, Plaintiff, vs. UNKNOWN HEIRS OF JOSEPH A. ANELLO, ROSS PAUL ANELLO, LISA ANELLO-DOUGHERTY, UNITED STATES OF AMERICA, STATE OF OREGON, OCCUPANTS OF THE PREMISES, THE REAL PROPERTY LOCATED AT 4937 JENNIFER AVENUE SOUTH, SALEM, OREGON 97302, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

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

NOTICE OF SHERIFF'S SALE

On 30th 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: 3119 E Livingston St NE, Salem, in the case of U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST, BY CALIBER HOME LOANS, INC., AS ITS ATTORNEY IN FACT, Plaintiff, vs. MARCOS OJEDA-SOSA, ASSET MANAGEMENT OUTSOURCING RECOVERIES, INC., ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 3119 E LIVINGSTON, SALEM, OR 97303, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

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

NOTICE OF SHERIFF'S SALE

On 31st 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: 1321 Quinn Rd, Woodburn, in the case of CENTRAL MORTGAGE COMPANY, its successors in interest and/or assigns, Plaintiff, vs. BARBARA J. ROBINETT AKA BARBARA J. ALLEN, MARION AND POLK SCHOOLS CREDIT UNION, SENIOR ESTATES GOLF AND COUNTRY CLUB, STATE OF OREGON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

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

NOTICE OF SHERIFF'S SALE

On 31st 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: 5575 Apollo St SE, Turner, in the case of WELLS FARGO BANK , N.A., its successors in interest and/or assigns, Plaintiff, vs. DAMON TEASDALE AKA DAMON CRAIG TEASDALE, KARLA TEASDALE AKA KARLA CHRISTINE TEASDALE, OCCUPANTS OF THE PREMISES, THE REAL PROPERTY LOCATED AT 5575 APOLLO STREET SOUTHEAST, TURNER, OREGON 97392, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

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

SUMMONS BY PUBLICATION

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

Case No. 14C21722
SUMMONS BY PUBLICATION

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, its successors in interest and/or assigns,

Plaintiff,

v.

UNKNOWN HEIRS OF EARNEST A. SETSER; JULIE SMITH; BRUCE D. SWEET AKA BRUCE DEAN SWEET; JPMORGAN CHASE BANK, N.A.; STATE OF OREGON; AND OCCUPANTS OF THE PREMISES,

Defendants.

TO THE DEFENDANTS: UNKNOWN HEIRS OF EARNEST A. SETSER:

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 March 6, 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:

PARCEL I
BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 1, OAKDALE, IN TOWNSHIP 10 SOUTH, AND RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN MARION COUNTY AND STATE OF OREGON (VOLUME 16, PAGE 2) AND RUNNING THENCE WEST 80.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 136.12 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE WEST 250.93 FEET TO THE EASTERLY RIGHT OF WAY OF MARKET ROAD NO. 39; THENCE NORTHWESTERLY ALONG A 976.24 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS NORTH 20° 39' 00" WEST 98.56 FEET) A DISTANCE OF 98.60 FEET; THENCE NORTH 89° 59' 05" EAST 359.82 FEET TO A 1 INCH IRON PIPE; THENCE SOUTH 03° 38' 55" EAST 92.58 FEET TO A 1/2 INCH IRON PIPE AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 136.05 FEET OF BEGINNING.

PARCEL II
BEGINNING AT A POINT ON THE NORTH LINE OF AND SOUTH 89° 59' 05" WEST 1529.25 FEET FROM THE NORTHEAST CORNER OF THE SAMUEL S. MILLER DONATION LAND CLAIM NO. 66 IN TOWNSHIP 10 SOUTH AND RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN MARION COUNTY, OREGON; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY OF MARKET ROAD NO. 39; AND RUNNING THENCE SOUTH 89° 43' 30" WEST A DISTANCE OF 76.02 FEET; THENCE SOUTH 17° 59' 55" EAST 208.16 FEET; THENCE NORTH 89° 59' 05" EAST 102.59 FEET TO SAID RIGHT OF WAY; THENCE NORTHWESTERLY ALONG A 926.24 FOOT RADIUS CURVE LEFT (THE LONG CHORD OF WHICH BEARS NORTH 23° 04' 30" WEST 140.77 FEET) A DISTANCE OF 140.91 FEET; THENCE NORTH 27° 26' 00" WEST 77.52 FEET TO THE TRUE PLACE OF BEGINNING.
TOGETHER WITH A

DRAIN FIELD EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 03° 38' 55" WEST 72.58 FEET FROM THE NORTHEAST CORNER OF LOT 3, BLOCK 1, OAKDALE IN TOWNSHIP 10 SOUTH AND RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN MARION COUNTY, OREGON; AND RUNNING THENCE NORTH 86° 21' 05" EAST A DISTANCE OF 20.00 FEET; THENCE NORTH 00° 41' 30" WEST 104.32 FEET; THENCE NORTH 89° 59' 05" EAST 545.92 FEET; THENCE SOUTH 00° 00' 55" EAST 80.00 FEET; THENCE NORTH 89° 59' 05" EAST 100.00 FEET; THENCE NORTH 00° 00' 55" WEST 100.00 FEET TO THE NORTH LINE OF THE SAMUEL S. MILLER DONATION LAND CLAIM IN SAID TOWNSHIP AND RANGE; THENCE SOUTH 89° 59' 05" WEST ALONG SAID NORTH LINE 665.92 FEET TO A 3/4 INCH IRON PIPE; THENCE SOUTH 00° 01' 05" EAST 105.62 FEET TO A 1 INCH IRON PIPE; THENCE SOUTH 03° 38' 55" EAST 20.00 FEET TO THE TRUE PLACE OF BEGINNING.

Commonly known as: 1697 Talbot Road Southeast, Jefferson, Oregon 97352.

NOTICE TO DEFENDANTS:
READ THESE PAPERS CAREFULLY!

A lawsuit has been started against you in the above-entitled court by JPMorgan Chase Bank, National Association, 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 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. Alex Gund, OSB #114067 agund@rcolegal.com Attorneys for Plaintiff 511 SW 10th Ave., Ste. 400 Portland, OR 97205 P: (503) 977-7840 F: (503) 977-7963

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

PLAINTIFF'S SUMMONS

CIRCUIT COURT OF OREGON FOR MARION COUNTY

NO. 14C24518
PLAINTIFF'S SUMMONS BY PUBLICATION

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSET TRUST 2007-3, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-3,

Plaintiff,

v.

DAWN MICHELLE BILLOW, CITICBANK SOUTH DAKOTA N.A., AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN,

Defendant(s).

TO: DAWN MICHELLE BILLOW, 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 AMERICAN HOME MORTGAGE ASSET TRUST 2007-3, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-3 will apply to the Court for the relief demanded in the Complaint. The first date of publication is **March 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 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:
Dawn Michelle Billow
Property address:
464 Snoopy Lane NE,
Salem, OR 97301
Publication: Keizer Times

DATED this 30 day of January, 2015.

Zachary Bryant, OSB #113409
Email:
zbryant@robinsontait.com
Robinson Tait, P.S.
Attorneys for Plaintiff
Tel: (206) 676-9640
Fax: (206) 676-9659

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

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

Reference is made to that certain trust deed made by Jacquelyn Brashear and Terry Brashear as grantor, to Fidelity National Title Ins. co. as trustee, in favor of Wells Fargo Bank, N.A. as beneficiary, dated November 9, 2009, recorded November 19, 2014, in the mortgage records of Marion County, Oregon, as Document No. Reel 3124 Page 292, covering the following described real property situated in said county and state, to wit:

LOT 12, WOODBURN CREST, RECORDED JANUARY 29, 1999 IN BOOK OF TOWN PLATS, VOLUME 43, PAGE 25, IN THE CITY OF WOODBURN, COUNTY OF MARION AND STATE OF OREGON.

PROPERTY ADDRESS: 1536 June Way, Woodburn, OR 97071

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 \$1,059.04 beginning January 1, 2013; monthly payments of \$1,035.08 beginning March 1, 2013; plus prior accrued late charges of \$167.52; plus other fees of \$15.00; plus corporate advances of \$1,178.00; 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: \$144,417.09 with interest thereon at the rate of 4.87500 percent per annum beginning December 1, 2012; plus prior accrued late charges of \$167.52; plus escrow advances of \$5,987.97; plus

Pro Rata MIP/PMI of \$186.57; plus other fees of \$61.00; plus corporate advances of \$1,178.00; 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 property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice is hereby given that the undersigned trustee will on May 29, 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

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

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

Reference is made to that certain trust deed made by Allan Bowser and Pearl Bowser, husband and wife as grantor, to Fidelity National Title Insurance Company as trustee, in favor of Wells Fargo Bank, N.A. as beneficiary, dated June 12, 2007, recorded June 15, 2007, in the mortgage records of Marion County, Oregon, as Document No. Reel 2825 Page 478, covering the following described real property situated in said county and state, to wit:

LOT 18, BLOCK 5, RIDGECREST EAST, IN THE CITY OF SALEM, COUNTY OF MARION AND STATE OF OREGON.

PROPERTY ADDRESS: 4782 CANYON CT NE, Salem, OR 97305-2506

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 \$844.24 beginning October 1, 2013; monthly payments of \$852.71 beginning March 1, 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: \$126,165.94 with interest thereon at the rate of 4.37500 percent per annum beginning September 1, 2013; plus escrow advances of \$3,651.99; 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 May 1, 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

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

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

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