

public notices

NOTICE OF SHERIFF'S SALE

On 31st day of August, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4544-4548 State St, Salem, in the case of WELLS FARGO BANK, NA, its successors in interest and/or assigns, Plaintiff, vs. WALT STONE, DENISE STONE AKA DENISE A GAGNON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/31, 8/7, 8/14, 8/21

NOTICE OF SHERIFF'S SALE

On 28th day of August, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1900-1930 Laurel Ave NE, Salem, in the case of NATIONSTAR MORTGAGE LLC, ITS SUCCESSORS AND/OR ASSIGNS, Plaintiff, vs. ELIZABETH J. REPPETO, VICTOR T. REPPETO, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1900-1930 LAUREL AVE NE, SALEM, OR 97303, Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/31, 8/7, 8/14, 8/21

NOTICE OF SHERIFF'S SALE

On 31st day of August, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 236 SE Church St, Sublimity, in the case of WELLS FARGO BANK, N.A., its successors in interest and/or assigns, Plaintiff, vs. TIMOTHY MIOTKE, MELISSA MIOTKE, UNITED STATES OF AMERICA, CITIBANK SOUTH DAKOTA, N.A., OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/31, 8/7, 8/14, 8/21

NOTICE OF SHERIFF'S SALE

On 31st day of August, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 10930 Main St SE #9, Donald, in the case of WELLS FARGO BANK, N.A., its successors in interest and/or assigns, Plaintiff, vs. TESSA L. BIASI, EDWARD J. BIASI, BRENTWOOD MEADOWS HOMEOWNERS ASSOCIATION, INC., OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/31, 8/7, 8/14, 8/21

SUMMONS BY PUBLICATION

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION
Case No.: 15CV01499
Judge: DAVID LEITH
SUMMONS BY PUBLICATION

GREEN TREE SERVICING LLC
Plaintiff,
v.
THE UNKNOWN HEIRS AND DEVISEES OF JOANN G. LEE AKA GERTRUDE JOANN LEE; JUSTIN MCBRIDE; OCCUPANTS OF THE PROPERTY
Defendants.

To: OCCUPANTS OF THE PROPERTY and THE UNKNOWN HEIRS AND DEVISEES OF JOANN G. LEE AKA GERTRUDE JOANN LEE
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 4529 Annaka Loop SE, Salem, OR 97302.

Date of First Publication: July 31, 2015.

McCarthy & Holthus, LLP
s/ Lisa E. Lear
Lisa E. Lear, OSB #852672
920 SW 3rd Ave, 1st Floor
Portland, OR 97204
Phone: (855) 809-3977
Fax: (971) 201-3202
E-mail:
llear@mccarthylolthus.com
Of Attorneys for Plaintiff

7/31, 8/7, 8/14, 8/21

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain deed of trust (the "Trust Deed") dated April 14, 2000, executed by Paul William Scharn aka Paul W. Scharn (the "Grantor") to U.S. Bank Trust Company, National Association (the "Trustee"), whose mailing address is 111 S.W. Fifth Avenue, Portland, Oregon 97204, to secure payment and performance of certain obligations of Grantor to U.S. Bank National Association, successor by merger of U.S. Bank National Association (the "Beneficiary"), including repayment of a U.S. Bank Equity Line Agreement dated April 14, 2000, in the principal amount of \$45,000 (the "Agreement"). The Trust Deed was recorded on May 10, 2000, in Reel 1689 at Page 47 in the official real property records of Marion County, Oregon.

The legal description of the real property covered by the Trust Deed is as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF OR, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 426.95 FEET NORTH 13° 15' WEST AND 237.87 FEET NORTH 87° 15' EAST FROM THE SOUTHWEST CORNER OF LOT 13, GARDEN HOME TRACTS IN TOWNSHIP 8 SOUTH, RANGE 3 WEST, OF THE WILLAMETTE MERIDIAN IN MARION COUNTY, OREGON; THENCE NORTH 87° 15' EAST A DISTANCE OF 61.35 FEET; THENCE SOUTH 8° 15' EAST, A DISTANCE OF 120.18 FEET; THENCE NORTH 89° 20' WEST A DISTANCE OF 73.00 FEET; THENCE NORTH 2° 45' WEST A DISTANCE OF 115.28 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH THE RIGHT TO USE FOR ROAD AND RIGHT OF WAY PURPOSES ALONG WITH OTHERS THE FOLLOWING DESCRIBED PROPERTY; BEGINNING AT A POINT WHICH IS 426.95 FEET NORTH 13° 15' WEST FROM THE NORTHWEST CORNER OF LOT 14 OF GARDEN HOME TRACTS IN TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN MARION COUNTY, OREGON; THENCE NORTH 87° 15' EAST 381.01 FEET; THENCE NORTH 13° 15' WEST 50.84 FEET; THENCE SOUTH 87° 15' WEST 381.01 FEET; THENCE SOUTH 13° 15' EAST 50.84 FEET TO THE PLACE OF BEGINNING.

No action has been instituted to recover the obligation, or any part thereof, now remaining secured by the Trust Deed or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7).

The default for which the foreclosure is made is Grantor's failure to pay when due the following sums: monthly payments in full owed under the Agreement beginning September 10, 2013, and the 10th day of each month thereafter; plus any late charges accruing thereafter; and expenses, costs, trustee fees and attorney fees.

By reason of said default, Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable which sums are as follows: (a) the principal amount of \$33,561.05 as of June 15, 2015, (b) accrued interest of \$2,335.14 as of June 15, 2015, and interest accruing thereafter on the principal amount at the rate set forth in the Agreement until fully paid, (c) real estate taxes of \$1,338.45 as of June 15, 2015, plus any late charges accruing thereafter and any other expenses or fees owed under the Agreement or Trust Deed, (d) amounts that Beneficiary has paid on or may hereinafter pay to protect the lien, including by way of illustration, but not limitation, taxes, assessments, interest on prior liens, and insurance premiums, and (e) expenses, costs and attorney and trustee fees incurred by Beneficiary in foreclosure, including the cost of a trustee's sale guarantee and any other environmental or appraisal report.

By reason of said default, Beneficiary and the Successor Trustee have elected to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to ORS 86.815 and to sell the real property identified above to satisfy the obligation that is secured by the Trust Deed.

NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee or Successor Trustee's agent will, on December 2, 2015, at one o'clock (1:00) p.m., based on the standard of time established by ORS 187.110, just outside the main entrance of the Marion County Courthouse, 100 High Street, N.E., Salem, Oregon, sell for cash at public auction to the highest bidder the interest in said real property, which Grantor has or had power to convey at the time of the execution by Grantor of the Trust Deed, together with any interest that Grantor or the successors in interest to Grantor acquired after the execution of the Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale.

NOTICE IS FURTHER GIVEN that any person named in ORS 86.778 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to 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 required under the obligation or Trust Deed and, in addition to paying said 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.

In construing this notice, the singular includes the plural, and the word "grantor" includes any successor in interest of 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.

In accordance with the Fair Debt Collection Practices Act, this is an attempt to collect a debt, and any information obtained will be used for that purpose. This communication is from a debt collector.

For further information, please contact James M. Walker at his mailing address of Miller Nash LLP, 111 S.W. Fifth Avenue, Suite 3400, Portland, Oregon 97204 or telephone him at (503) 224-5858.

DATED this 24th day of July, 2015.

/s/ James M. Walker
Successor Trustee

File No. 080090-0662.01

7/31, 8/7, 8/14, 8/21

NOTICE OF SHERIFF'S SALE

On 31st day of August, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4734 Bohannon

St NE, Salem, in the case of U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST, Plaintiff, vs. JEFFREY A. MCDOUGALL, BRENDA L. MCDOUGALL, STATE OF OREGON, EQUABLE ASCENT FINANCIAL, LLC, MIDLAND FUNDING LLC, ASSET ACCEPTANCE, LLC, Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/31, 8/7, 8/14, 8/21

NOTICE OF SHERIFF'S SALE

On 31st day of August, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 240 Marshall St, Woodburn, in the case of NATIONSTAR MORTGAGE LLC, its successors in interest and/or assigns, Plaintiff, vs. DEBBIE LANG, MARVIN LANG, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/31, 8/7, 8/14, 8/21

NOTICE OF SHERIFF'S SALE

On 28th day of August, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 116 Browning Ave SE, Salem, in the case of OCWEN LOAN SERVICING, LLC, ITS SUCCESSORS AND/OR ASSIGNS, Plaintiff, vs. ELIZABETH R. RAYAS, THE UNKNOWN HEIRS AND ASSIGNS OF RICHARD T. RAYAS III, THE UNKNOWN DEVISEES OF RICHARD T. RAYAS III, THE STATE OF OREGON, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 116 BROWNING AVE. SE, SALEM, OR 97302, Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/31, 8/7, 8/14, 8/21

NOTICE OF SHERIFF'S SALE

On 31st day of August, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4590 Swegle Rd NE, Salem, in the case of NATIONSTAR MORTGAGE, LLC, its successors in interest and/or assigns, Plaintiff, vs. JAMES DAVID RICHARDSON, JEANNIE RICHARDSON AKA JEANNIE LYNN RICHARDSON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/31, 8/7, 8/14, 8/21

NOTICE OF SHERIFF'S SALE

On 11th day of September, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4679 Indiana Ave NE, Salem, in the case of OCWEN LOAN SERVICING, LLC, its successors in interest and/or assigns, Plaintiff, vs. JACQUALINE K. HANSEN, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

8/14, 8/21, 8/28, 9/4

AMENDED TRUSTEE'S NOTICE OF SALE

AMENDED TRUSTEE'S NOTICE OF SALE (after release from stay)

The trust deed to be foreclosed pursuant to Oregon law is referred to as follows (the "Trust Deed"):

Grantor: Benjamin Morales Espinoza and Deborah Lee Espinoza

Trustee: First American Title Insurance Co

Beneficiary: Rivermark Community Credit Union

Date: July 13, 2005

Recording Date: July 18, 2005

Recording No.: Reel 2507, Page 359

County of Recording: Marion County

TRUSTEE: The Successor Trustee is Miles D. Monson and the mailing address of the Successor Trustee is: Miles D. Monson, "TRUSTEE", Monson Law Office P.C., 1865 NW 169th Place, Suite 2008, Beaverton, Oregon 97006.

The Trust Deed covers the following described real property in the County of Marion and State of Oregon, ("the Property"):

Lot 23, JAN REE MEADOWS, in the City of Salem, County of Marion and State of Oregon.

Grantors' loan obligation is more than 120 days delinquent.

The default for which foreclosure is made is:

The Grantor's failure to pay when due the amount of \$2,331.82 consisting of \$905.00 for Loan No. 155, the amount of \$579.30 for Loan No. 156, the amount of \$248.05 for Loan No. 157, and the amount of \$599.47 for Loan No. 158.

The sum owing on the obligation that the Trust Deed secures (the "Obligation") is:

Loan No: 155 \$22,542.45 together with interest of \$285.82 through December 9, 2014, plus interest on the sum of \$22,542.45 at the variable rate of 4.25 percent per annum from December 10, 2014 until paid;

Loan No: 156 \$11,518.72 together with interest of \$213.61 through December 9, 2014, plus interest on the sum of \$11,518.72 at the rate of 5.99 percent per annum from December 10, 2014 until paid;

Loan No: 157 \$ 6,353.22 together with interest of \$106.90 through December 9, 2014, plus interest on the sum of \$6,353.22 at the rate of 7.49 percent per annum from December 10, 2014 until paid;

Loan No: 158 \$12,550.44 together with interest of \$313.94 through December 9, 2014, plus interest on the sum of \$12,550.44 at the rate of 8.24 percent per annum from December 10, 2014 until paid;

The total sum owing on the obligation that the Trust Deed secures including principle and interest as of December 9, 2014 was \$52,964.83, together with late charges, Trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the Trust Deed.

The Property will be sold to satisfy the Obligation.

The Notice of Default and original Trustee's Notice of Sale given pursuant thereto stated that the Property would be sold on July 29, 2015 at the hour of 11:00 a.m. at the Marion County Courthouse, main entrance, 100 High Street NE, City of Salem and State of Oregon. Subsequent to the recording of the Notice of Default the original sale was stayed by the Grantor, Benjamin Morales Espinoza and Deborah Lee Espinoza, filing a chapter 7 bankruptcy case on April 7, 2015 with the United States Bankruptcy Court District of Oregon as case number 15-61156tmr7. The Beneficiary did not participate in obtaining such stay. The stay terminated effective June 2, 2015 when an Order for Relief From Stay was entered in the bankruptcy case [Doc 13].

The date, time and place of the sale is:

Date: August 27, 2015

Time: 11:00 A.M.

Place: MARION COUNTY COURTHOUSE, MAIN ENTRANCE, 100 HIGH STREET NE, CITY OF SALEM, COUNTY OF MARION, AND STATE OF OREGON.

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.

RIGHT TO RESCUE

The right exists under ORS 86.778 to have this foreclosure proceeding dismissed and the Trust Deed reinstated by doing all of the following at any time that is not later than five days before the date last set for the sale:

(1) Paying to the Beneficiary the entire amount then due (other than such portion as would not then be due, had no default occurred); and

(2) Curing any other default complained of herein that is capable of being cured by tendering the performance required under the Trust Deed; and

(3) Paying all costs and

expenses actually incurred in enforcing the Obligation and Trust Deed, together with Trustee's and attorney's fees not exceeding the amounts provided by ORS 86.778.

In construing this notice, 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 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.

We are a debt collector attempting to collect a debt and any information we obtain will be used for that purpose.

Cashier's checks for the foreclosure sale must be made payable to Miles D. Monson, Successor Trustee.

Bankruptcy Information: The personal liability of the Grantor to pay the debt owed to Beneficiary may be discharged in the Grantor's chapter 7 bankruptcy, however, the Trust Deed lien against the real property described above remains in existence and is in full force and effect. Beneficiary will not seek to enforce any debt obligation as a personal liability of the Grantor once a discharge order is entered in his chapter 7 bankruptcy case. Beneficiary is merely foreclosing its lien which will not be affected by any bankruptcy discharge.

DATED: June 16, 2015

Miles D. Monson
Successor Trustee
1865 NW 169th Place,
Suite 208
Beaverton, Oregon 97006
(503) 828-1820

8/14, 8/21, 8/28, 9/4

NOTICE OF SHERIFF'S SALE

On 11th day of September, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 2566 Concord St, Woodburn, in the case of DLJ MORTGAGE CAPITAL, INC., its successors in interest and/or assigns, Plaintiff, vs. JAVIER V. CORREA AKA JAVIER VILLASENOR CORREA, HERITAGE PARK MAINTENANCE ASSOCIATION, IGNACIO RAMOS MARTINEZ, TERESA IBON DE RAMOS, GERARDO & MARISA, INC., CITIBANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO CITIBANK SOUTH DAKOTA NA, CAPITAL ONE BANK (USA), N.A., OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

8/14, 8/21, 8/28, 9/4

NOTICE OF SHERIFF'S SALE

On 14th day of September, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 336 Acacia Ave Woodburn, in the case of ONEWEST BANK, FSB, its successors in interest and/or assigns, Plaintiff, vs. UNKNOWN HEIRS OF JAMES GREENE, MICHAEL GREENE, PAMELA PETERSEN, UNITED STATES OF AMERICA, BAY FINANCE COMPANY, LLC, STATE OF OREGON, OCCUPANTS OF THE PREMISES, THE REAL PROPERTY LOCATED AT 336 ACACIA AVENUE, WOODBURN, OREGON 97071, Defendant(s). For more information go to <http://oregonsheriffssales.org>

8/14, 8/21, 8/28, 9/4

NOTICE OF SHERIFF'S SALE

On 11th day of September, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1947 Kinglet Way NE, Keizer, in the case of NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS AND DEVISEES OF HECTOR B. MCGOUGAN, UNITED STATES OF AMERICA, STATE OF OREGON, MICHAEL MCGOUGAN, DEAN MCGOUGAN, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

8/14, 8/21, 8/28, 9/4