

## public notices

## NOTICE OF SHERIFF'S SALE

On 20th day of October, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 426 Chandelle Court NE, Salem, in the case of U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. NIKOLAS K. WIXOM, SAMANTHA K. WIXOM, U.S. BANK NATIONAL ASSOCIATION N.D., 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 <http://oregonsheriffssales.org>.

9/18, 9/25, 10/2, 10/9

## TRUSTEE'S NOTICE OF SALE

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by RICHARD A. STOLLEY and CHRISTINE A. STOLLEY, as tenants by the entirety, as grantor, to FIDELITY NATIONAL TITLE INS. CO. as trustee, in favor of WELLS FARGO BANK, N.A. as beneficiary, dated October 31, 2011, recorded November 3, 2011, in the mortgage records of Marion County, Oregon, as Reel 3330, Page 488, Film Records, covering the following described real property situated in said county and state, to wit:

LOT 18, BLOCK 3, HOLLYTREE ESTATES, IN THE CITY OF SALEM, MARION COUNTY, STATE OF OREGON.

PROPERTY ADDRESS: 2121 NE COUNCIL COURT 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 \$898.01 beginning November 1, 2014; monthly payments of \$902.45 beginning March 1, 2015; plus late charges of \$103.38; 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: \$127,563.57 with interest thereon at the rate of 4.62500 percent per annum beginning October 1, 2014; plus escrow advances of \$2,553.87; plus late charges of \$103.38; 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 January 8, 2016, at the hour of 10:00 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, in ORS 86.778 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

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE RECEIVED A DISCHARGE OF THE DEBT REFERENCED HEREIN IN A BANKRUPTCY PROCEEDING, THIS LETTER IS NOT AN ATTEMPT TO IMPOSE PERSONAL LIABILITY UPON YOU FOR PAYMENT OF THAT DEBT. IN THE EVENT YOU HAVE RECEIVED A BANKRUPTCY DISCHARGE, ANY ACTION TO ENFORCE THE DEBT WILL BE TAKEN AGAINST THE PROPERTY ONLY.

9/25, 10/2, 10/9, 10/16

## NOTICE TO INTERESTED PERSONS

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

Probate Department  
Case No. 15PB04161  
NOTICE TO INTERESTED PERSONS  
In the Matter of the Estate of  
GORDON DARYLE ELWOOD,  
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 in care of: David A. Hilgemann, 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 25th day of September, 2015.

MITCHELL ELWOOD  
Personal Representative

PERSONAL REPRESENTATIVE:  
Mitchell Elwood  
4805 Manning Dr. NE  
Salem, OR 97305

ATTORNEY FOR PERSONAL REPRESENTATIVE:  
David A. Hilgemann,  
OSB #721215  
GARRETT HEMANN  
ROBERTSON P.C.  
1011 Commercial Street NE  
Salem, OR 97301  
Telephone: (503) 581-1501

9/25, 10/2, 10/9

## SUMMONS BY PUBLICATION

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

Case No. 15CV09620  
SUMMONS BY PUBLICATION

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-9, its successors in interest and/or assigns,

Plaintiff,  
UNKNOWN HEIRS OF JOHN R. O'CONNOR; JUDITH O'CONNOR AKA JUDITH ANN O'CONNOR; THE LENDING CONNECTION, INC.; STATE OF OREGON; AND OCCUPANTS OF THE PREMISES,

Defendants.

## TO THE DEFENDANTS:

UNKNOWN HEIRS OF JOHN R. O'CONNOR:

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 September 25, 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:

LOT 13, FERNBROOK SUBDIVISION, MARION COUNTY, OREGON.

Commonly known as: 3816 Woodward Court Northeast, Keizer, Oregon 97303.

## NOTICE TO DEFENDANTS: READ THESE PAPERS CAREFULLY!

A lawsuit has been started against you in the above-entitled court by U.S. Bank National Association, as Trustee for the Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-9, 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](http://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.  
Randall Szabo, OSB #115304  
rszabo@rcolegal.com  
Attorneys for Plaintiff  
511 SW 10th Ave., Ste. 400  
Portland, OR 97205  
P: (503) 977-7840  
F: (503) 977-7963

9/25, 10/2, 10/9, 10/16

## NOTICE OF SHERIFF'S SALE

On 26th day of October, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 8780 Wheatland Rd N, Keizer, in the case of NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS AND DEVISEES OF ARTHUR CUSSON AKA ARTHUR H. CUSSON, UNITED STATES OF AMERICA, STATE OF OREGON, MICHAEL A CUSSON, PATRICIA A DAVIS, SUE ANNE KUK, MARY L. WARREN, LINDSEY CAGLE, JED SMITH, OCCUPANTS OF THE PROPERTY,

Defendant(s). For more information go to <http://oregonsheriffssales.org>.

9/25, 10/2, 10/9, 10/16

## NOTICE TO INTERESTED PERSONS

NOTICE TO INTERESTED PERSONS NOTICE IS HEREBY GIVEN that CARYN RADER has been appointed Personal Representative of the ESTATE OF LAVERN ADOLPH TURNER, deceased, by the Circuit Court for the State of Oregon for Marion County under Case No. 15PB03278. All persons having claims against the estate are required to present them, with vouchers attached, to the said Personal Representative at Duncan, Tiger & Niegel, P.C., 582 E. Washington St., P.O. Box 248, Stayton, OR 97383, 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 representatives.

Dated and first published September 18, 2015.

Personal Representative  
Caryn Rader  
3439 NE Sandy Blvd #288  
Portland, OR 97232

Attorney for Personal Representative  
Jennifer L. Niegel,  
OSB#990890  
Duncan, Tiger & Niegel, P.C.  
582 E. Washington St.  
PO Box 248  
Stayton, Oregon 97383

9/18, 9/25, 10/2

## NOTICE OF SHERIFF'S SALE

On 2nd day of November, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 223 Baylor Dr, Woodburn, in the case of THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE ON BEHALF OF CWABS ASSET-BACKED CERTIFICATES TRUST 2006-11, Plaintiff, vs. GREGORIO GARCIA PACHECO, JUANA PEREZ, CORNELIO PEREZ, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 223 BAYLOR DRIVE, WOODBURN, OR 97071, Defendant(s). For more information go to <http://oregonsheriffssales.org>.

10/2, 10/9, 10/16, 10/23

## NOTICE OF SHERIFF'S SALE

On 2nd day of November, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 376 Illinois Ave NE, Salem, in the case of WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE TO LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-8, Plaintiff, vs. LOUISE RAMIREZ, LUIS RAMIREZ, 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 376 ILLINOIS AVENUE NORTHEAST, SALEM, OR 97301, Defendant(s). For more information go to <http://oregonsheriffssales.org>.

10/2, 10/9, 10/16, 10/23

## NOTICE OF SHERIFF'S SALE

On 2nd day of November, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 5444 SE Cedar St, Turner, in the case of NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JUNE S HERRIN, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK. AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME EQUITY

LOAN TRUST SERIES 2005-B, OREGON DEPARTMENT OF REVENUE, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 5444 SE CEDAR STREET, TURNER, OR 97392, Defendant(s). For more information go to <http://oregonsheriffssales.org>.

10/2, 10/9, 10/16, 10/23

## NOTICE OF SHERIFF'S SALE

On 2nd day of November, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1132 Natalie Ave S, Salem, in the case of CALIBER HOME LOANS, INC., Plaintiff, vs. DON M. STREETER, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, DOREEN E STREETER, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1132 NATALIE AVENUE S, SALEM, OR 97306, Defendant(s). For more information go to <http://oregonsheriffssales.org>.

10/2, 10/9, 10/16, 10/23

## NOTICE OF SHERIFF'S SALE

On 2nd day of November, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 2026 Kinglet Way NE, Keizer, in the case of KEYBANK NATIONAL ASSOCIATION, Plaintiff, vs. DOUGLAS L. ANDERSON, JULIE A. ANDERSON, 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 <http://oregonsheriffssales.org>.

10/2, 10/9, 10/16, 10/23

## NOTICE OF SHERIFF'S SALE

On 2nd day of November, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 10701 N Pershing St, Mt Angel, in the case of THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-2, Plaintiff, vs. PATRICE H. SCOTT, 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 <http://oregonsheriffssales.org>.

10/2, 10/9, 10/16, 10/23

## NOTICE OF SHERIFF'S SALE

On 2nd day of November, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 3805 Stanley Lane S, Salem, in the case of CITIMORTGAGE, INC., ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS, Plaintiff, vs. UNKNOWN HEIRS OF KATHRYN M. CROMWELL AKA KATHRYN DEAN CROMWELL, CHRISTOPHER B. CROMWELL, J. SARA CROMWELL AS PERSONAL REPRESENTATIVE OF THE ESTATE OF KATHRYN M. CROMWELL, J. SARA CROMWELL, INDIVIDUALLY, STATE OF OREGON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>.

10/2, 10/9, 10/16, 10/23

## NOTICE OF SHERIFF'S SALE

On 2nd day of November, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4553 Hayesville Dr NE, Salem, in the case of GREEN TREE SERVICING LLC, Plaintiff, vs. PAM CORONADO, CAPITAL ONE BANK USA, NA, PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT,

TITLE, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, Defendant(s). For more information go to <http://oregonsheriffssales.org>.

10/2, 10/9, 10/16, 10/23

## NOTICE OF SHERIFF'S SALE

On 3rd day of November, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1350 Jodi Drive, Silverton, in the case of U.S. BANK TRUST, N.A., AS TRUSTEE FOR VOLT ASSET HOLDINGS TRUST XVI, BY CALIBER HOME LOANS, INC., AS ITS ATTORNEY IN FACT, Plaintiff, vs. CRISTOBAL HERRERA, JESSICA HERRERA, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACCREDITED HOME LENDERS, INC., 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 <http://oregonsheriffssales.org>.

10/2, 10/9, 10/16, 10/23

## NOTICE OF SHERIFF'S SALE

On 3rd day of November, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 922 Waikiki St SE, Salem, in the case of OREGON HOUSING AND COMMUNITY SERVICES, its successors in interest and/or assigns, Plaintiff, vs. SHAE DELL SWEARINGEN, MELISSA SUE SWEARINGEN, EVERGREEN VILLAGE HOMEOWNERS ASSOCIATION, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>.

10/2, 10/9, 10/16, 10/23

## NOTICE OF SHERIFF'S SALE

On 3rd day of November, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 937 Munkers Court SE, Salem, in the case of NATIONSTAR MORTGAGE LLC, DBA CHAMPION MORTGAGE COMPANY, a limited liability company, Plaintiff, vs. THE ESTATE OF JUANITA D. OLSON, a deceased individual and as trustee of the JUABITA D. OLSON TRUST DATED AUGUST 11, 2004, SHAUN DONOVAN, solely in his capacity as Secretary for UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, DISCOVER BANK, a Delaware Corporation, Defendant(s). For more information go to <http://oregonsheriffssales.org>.

10/2, 10/9, 10/16, 10/23

## NOTICE OF SHERIFF'S SALE

On 3rd day of November, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4245 12th St SE, Salem, in the case of OREGON HOUSING & COMMUNITY SERVICES, its successors in interest and/or assigns, Plaintiff, vs. ELISA G. MEYER AKA ELISA G. LARKINS, URBAN RENEWAL AGENCY OF THE CITY OF SALEM, OCCUPANTS OF THE PREMISES, THE REAL PROPERTY LOCATED AT 4245 12TH STREET SOUTHEAST, SALEM OREGON 97302, Defendant(s). For more information go to <http://oregonsheriffssales.org>.

10/2, 10/9, 10/16, 10/23



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