

SUMMONS

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

Case No. 15CV20242
SUMMONS

PIONEER TRUST BANK, N.A., A National Banking Association, Plaintiff,
v.
DENA STEINBACHER, Defendant.

TO: Dena Steinbacher, 26660 Rowell Hill Road, Sweet Home, OR, 97386,

You are hereby required to appear and defend the complaint filed against you in the above-entitled action within thirty (30) days from the date of first publication of this summons as set forth herein, and in case of your failure to do so, for want thereof, Plaintiff will apply to the court for relief demanded in the complaint.

NOTICE TO THE 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" must be given to the court clerk or administrator within 30 days of the date of first publication of this Summons 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 upon 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.

Craig McMillin, OSB 72161
Attorney for Plaintiff
715 Commercial Street NE, Salem, Oregon 97301
(503) 588-0556
Fax (503) 588-0948

SUMMARY OF COMPLAINT. This Complaint seeks judgment against Dena Steinbacher for breach of contract in the principal sum of \$134,354.25 with interest of six (6%) percent per annum from June 26, 2015, until paid, together with attorney's fees and Court costs.

DATE OF FIRST PUBLICATION: November 6, 2015.

11/6, 11/13, 11/20, 11/27

SUMMONS BY PUBLICATION

CIRCUIT COURT OF OREGON FOR MARION COUNTY

NO. 15CV20077
PLAINTIFF'S SUMMONS BY PUBLICATION

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES ARSI 2006-M3, Plaintiff,

v.
LEON W. POTTER; CHERYL GREENE AKA CHERYL NUNN; MARVIN R. NUNN; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, Defendant(s).

TO: CHERYL GREENE AKA CHERYL NUNN 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 AMERIQUEST MORTGAGE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES,

SERIES ARSI 2006-M3 will apply to the Court for the relief demanded in the Complaint. The first date of publication is 11/6/2015.

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" 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: Leon W. Potter
Property address: 115 Riverside Dr, Idanha, OR 97350
Publication: Keizer Times

DATED this 23 day of October, 2015.

Brandon Smith, OSB #124584
Email: bsmith@robinsontait.com
Robinson Tait, P.S.
Attorneys for Plaintiff
Tel: (206) 676-9640
Fax: (206) 676-9659

11/6, 11/13, 11/20, 11/27

AMENDED TRUSTEE'S NOTICE

AMENDED TRUSTEE'S NOTICE OF SALE (Matured Loan)

Reference is made to that certain trust deed made by Vanessa M. Davis and John F. Davis as the grantor, Wells Fargo Financial National Bank as the trustee, and Wells Fargo Bank Northwest, National Association, as the beneficiary under that certain Deed of Trust dated January 9, 2004, recorded on January 15, 2004, on Reel 2262, Page 28, in the Film Records of Marion County, Oregon, covering the following described real property situated in the above-mentioned county and state, to wit:

LOTS 13 AND 14, BLOCK 8, RAILROAD ADDITION TO JEFFERSON, IN THE CITY OF JEFFERSON, MARION COUNTY, OREGON

Property Address: 210 Church Street, Jefferson, Oregon 97352

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due upon maturity the following sums as of July 24, 2015:

PRINCIPAL: \$61,465.48
INTEREST: \$2,064.77
LATE FEES: \$68.82
TSG: \$339.00
LEGAL EXPENSES/COSTS: (Accruing)

Interest continues to accrue at the stated rate of 5.01 per annum or \$8.55 per day.

WHEREFORE, notice is hereby given that the undersigned trustee will on **January 8, 2016, at the hour of 1:00 p.m.**, in accord with the standard of time established by ORS 187.110, at the front of the main entrance of the **Marion County Courthouse, 100 High Street NE, Salem, Oregon 97301, 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 has or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor's 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 a reasonable charge by the

trustee. Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed by payment of the entire amount then due and 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 86.753.

If you filed bankruptcy, this notice is not an attempt to collect a debt, but instead allows the creditor to enforce its lien. If you were an obligor on this account prior to the filing of a bankruptcy and Wells Fargo has received an order granting relief from the automatic stay or you have received a discharge or surrendered the home in full satisfaction of the debt, Wells Fargo is exercising its rights under the security agreement as allowed by law. Wells Fargo is not attempting to collect or recover the debt as your personal liability. By providing you this notice, Wells Fargo is complying with federal and statutory notice requirements. If the amount requested is not received by the stated date, Wells Fargo may exercise its right to enforce its lien.

NOTICE TO TENANTS:

If you are a tenant of this property, foreclosure could affect your rental agreement. A purchaser who buys this property at a foreclosure sale has the right to require you to move out after giving you notice of the requirement.

If you do not have a fixed-term lease, the purchaser may require you to move out after giving you a 30-day notice on or after the date of the sale.

If you have a fixed-term lease, you may be entitled to receive after the date of the sale a 60-day notice of the purchaser's requirement that you move out.

To be entitled to either a 30-day or 60-day notice, you must give the trustee of the property written evidence of your rental agreement at least 30 days before the date first set for the sale. If you have a fixed-term lease, you must give the trustee a copy of the rental agreement. If you do not have a fixed-term lease and cannot provide a copy of the rental agreement, you may give the trustee other written evidence of the existence of the rental agreement. The date that is 30 days before the date of the sale is January 8, 2016. The name of the trustee and the trustee's mailing address are listed on this notice.

Federal law may grant you additional rights, including a right to a longer notice period. Consult a lawyer for more information about your rights under federal law.

You have the right to apply your security deposit and any rent you prepaid toward your current obligation under your rental agreement. If you want to do so, you must notify your landlord in writing and in advance that you intend to do so.

If you believe you need legal assistance with this matter, you may contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice. If you have a low income and meet federal poverty guidelines, you may be eligible for free legal assistance. Contact information for where you can obtain free legal assistance is included with this notice.

DATED: August 13, 2015.

James P. Laurick, Trustee
11/6, 11/13, 11/20, 11/27

SUMMONS BY PUBLICATION

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

Case No. 15CV26072
SUMMONS BY PUBLICATION

U.S. BANK NATIONAL ASSOCIATION, successor by merger to U.S. Bank National Association ND, a national banking association, Plaintiff,

v.
TRINA M. WETZSTEIN aka Trina M. Sams, an individual; GRACIE N. SAMS, a minor under the age of 18; ISAIAH J. SAMS, an individual; THE UNKNOWN HEIRS OF WESLEY J. SAMS; and ALL

OCCUPANTS OF THE REAL PROPERTY DESCRIBED HEREIN,

Defendants.

TO: The unknown heirs of Wesley J. Sams

You are hereby required to appear and defend the complaint filed against you in the above-entitled action within 30 days from the date of the first publication. If you fail to do so, plaintiff, U.S. Bank National Association ("U.S. Bank"), successor by merger to U.S. Bank National Association ND, will apply to the Court for the relief demanded in the complaint. The date of the first publication of this summons is November 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 document called a "motion" or "answer." The "motion" or "answer" 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 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.

SUMMARY STATEMENT OF OBJECT OF COMPLAINT AND DEMAND FOR RELIEF

U.S. Bank filed this action for the judicial foreclosure of a deed of trust executed by Trina M. Wetzstein and Wesley J. Sams, as grantors, in favor of U.S. Bank, as beneficiary, that was recorded on April 23, 2003, in Reel 2108 at Page 434 in the official real property records of Marion County, Oregon (the "Trust Deed"). The Trust Deed encumbers real property commonly known as 377 Burma Court, N.E., Salem, Oregon 97301 (the "Real Property"). The Trust Deed secures repayment of a promissory note executed by Wesley J. Sams and delivered to U.S. Bank on or about April 21, 2003, in the principal amount of \$135,000 (the "Note"). U.S. Bank is the sole owner and holder of the Note, and is the beneficiary of the Trust Deed. Defaults exist under the Note and Trust Deed that remain uncured.

U.S. Bank prays for judgment as follows:

1. That the Court enter judgment for U.S. Bank in rem for the principal amount of \$118,620.16, plus accrued and unpaid interest through September 25, 2015, in the amount of \$19,343.12, plus interest accruing thereafter at the rate of 6.55 percent per year, plus escrow advances through September 25, 2015, in the amount of \$8,325.66, plus inspection/property preservation fees of \$619.00, plus U.S. Bank's reasonable attorney fees, costs, and disbursements incurred herein, plus post-judgment simple interest on all the foregoing amounts at the maximum rate allowed by law from the date judgment is entered until fully paid;
2. That the foregoing amounts for which judgment is sought be declared a valid lien against the Real Property;
3. That U.S. Bank's lien on the Real Property be foreclosed and the Real Property be sold by judicial sale in the manner prescribed by law and that the proceeds derived from the sale of the Real Property be applied first to the costs of sale and expenses incurred, then toward satisfaction of U.S. Bank's judgment, and that the balance, if any, be paid to the clerk of this Court and distributed to such party or parties as may establish their rights thereto;
4. That defendants and all persons claiming an interest in the Real Property by, through, or under them, whether as purchasers, owners, encumbrances, or otherwise, be barred and foreclosed of all right, title, interest, lien, or claim of every kind in and to the Real Property, and every part and parcel thereof, including the tenements, hereditaments,

appurtenances, and fixtures, if any, thereunto belonging or appertaining, except for any statutory right of redemption that defendants may have in and to the Real Property;

5. That U.S. Bank may purchase the Real Property at the judicial sale, and that U.S. Bank may credit bid up to the aggregate amount of its judgment at the sale without advancing any cash;

6. That upon sale, the purchaser of the Real Property be let into possession, and that if any person or persons in possession refuse to surrender possession to the purchaser, the purchaser shall have the benefit of all remedies the law affords to secure possession, including the extraordinary writ of assistance; and

7. That the Court award U.S. Bank such other and further relief as the Court deems appropriate.

DATED this 2nd day of November, 2015.

MILLER NASH GRAHAM & DUNN LLP
Tony Kullen, OSB No. 090218
tony.kullen@millernash.com
Telephone: (503) 224-5858
Fax: (503) 224-0155

Attorneys for Plaintiff U.S. Bank, National Association

Address at which papers in this action may be served by mail on plaintiff's attorney:

Tony Kullen
Miller Nash Graham & Dunn LLP
111 S.W. Fifth Avenue, Suite 3400
Portland, Oregon 97204

11/6, 11/13, 11/20, 11/27

NOTICE OF SHERIFF'S SALE

On 16th day of December, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 5309 Holly Loop Southeast, Turner, in the case of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, its successors in interest and/or assigns, Plaintiff, vs. VICTOR DURAN, MARIA DURAN AKA MARIA ISABEL DURAN, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

11/13, 11/20, 11/27, 12/4

NOTICE OF SHERIFF'S SALE

On 17th day of December, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 3037 Colleen Street NE, Salem, in the case of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), Plaintiff, vs. YU QI CHEN, JIAN QIANG CHEN, HOLLYRIDGE ESTATES HOMEOWNERS ASSOCIATION, INC., OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

11/13, 11/20, 11/27, 12/4

NOTICE OF SHERIFF'S SALE

On 14th day of December, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 8225 Vera Lane NE, Woodburn, in the case of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FFMLT TRUST 2005-FF11, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-FF11, Plaintiff, vs. STEPHEN WEEKS, FIRST FRANKLIN FINANCIAL CORPORATION, UNITED STATES OF AMERICA, STATE OF OREGON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

11/13, 11/20, 11/27, 12/4

NOTICE OF SHERIFF'S SALE

On 17th day of December, 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 Sesame St. NE, Salem, in the case of U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. CHRISTIAN FLORIN, WELLS FARGO

BANK, N.A., ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 4679 SESAME ST. NE, SALEM, OR, 97305, Defendant(s). For more information go to <http://oregonsheriffssales.org>

11/13, 11/20, 11/27, 12/4

NOTICE OF SHERIFF'S SALE

On 17th day of December, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 520 14th Street Northeast, Salem, in the case of U.S. BANK TRUST, N.A., AS TRUSTEE FOR VOLT 2012-NPL1 ASSET HOLDINGS TRUST, its successors in interest and/or assigns, Plaintiff, vs. PATTY J. FRAZIER AKA PATTY JO FRAZIER, CHRIS STAPLETON AKA CHRISTOPHER J. STAPLETON, VHPECU AKA VALLEY CREDIT UNION, CITY OF SALEM, LNVN FUNDING, LLC, COLLINS FINANCIAL SERVICES, INC., OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

11/13, 11/20, 11/27, 12/4

NOTICE TO INTERESTED PERSONS

NOTICE TO INTERESTED PERSONS

In the Circuit Court of the State of Oregon for the County of Marion Case No. 15PB05081 **In the Matter of the Estate of Claudia June Conard, Deceased.**

Notice is hereby given that Claudia June Conard died September 5, 2015, and that by order of the above entitled Court, the undersigned has been appointed Personal Representative.

All persons having claims against the Estate are required to present them to the Personal Representative at 693 Chemeketa Street NE, Post Office Box 2247, Salem, Oregon 97308-2247, within four months after the date of first publication of this notice or said claims may be barred.

All persons whose rights may be affected by this proceeding are advised that additional information may be obtained from the records of the Court, the Personal Representative, or the attorneys for the Personal Representative.

John David Campbell
Personal Representative

Sherman, Sherman, Johnnie & Hoyt, LLP
Attorneys for Personal Representative
693 Chemeketa Street
Post Office Box 2247
Salem, Oregon 97308-2247

Date of first publication: November 13, 2015
Second and third publication: November 20, 2015, November 27, 2015

11/13, 11/20, 11/27

NOTICE OF SHERIFF'S SALE

On 11th day of December, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 905 Black Walnut St, Gervais, in the case of PMT NPL FINANCING 2014-1, Plaintiff, vs. ISIDRO GARCIA, JUAN GARCIA, STATE OF OREGON, CASCADE COLLECTIONS, INC., OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

11/13, 11/20, 11/27, 12/4

NOTICE OF SHERIFF'S SALE

On 11th day of December, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4689 Ward Dr NE, Salem, in the case of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. JOHN PHILLIP BOYD, JENNIFER ANN BOYD, OCCUPANTS OF THE PREMISES, Defendant (s). For more information go to <http://oregonsheriffssales.org>

11/13, 11/20, 11/27, 12/4