

**TRUSTEE'S NOTICE OF SALE**

**TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain deed of trust (the "Trust Deed") dated **December 22, 2008**, executed by **Wendell E. Dyer, as surviving trustee(s) of the Wendell E. Dyer and Virginia L. Dyer Family Trust, executed the 21 day of January, 1994, who acquired title by a deed recorded on 1/28/1994, in Book 1139 and on Page No. 30, of the official records of Marion County, Oregon** (the "Grantor") to **Netco** (the "Trustee"), whose mailing address is 401 Fountain Lakes Blvd., St. Charles, Missouri 63301, to secure payment and performance of certain obligations of Grantor to **U.S. Bank National Association, successor by merger to U.S. Bank National Association ND** (the "Beneficiary"), including repayment of a promissory note dated **December 22, 2008**, in the principal amount of \$153,000 (the "Note"). The Trust Deed was recorded on **December 15, 2009, in Reel 3132 at Page 155** 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:

LOT 3, BLOCK 9, SKYLINE VILLAGE-PHASE II, SALEM, MARION COUNTY, OREGON.

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 of \$1,028.21 owed under the Note beginning September 1, 2013, and on the 1st 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 \$145,538.96 as of May 1, 2015, (b) accrued interest of \$18,083.31 as of May 1, 2015, and interest accruing thereafter on the principal amount at the rate set forth in the Note until fully paid, (c) plus any late charges accruing and any other expenses or fees owed under the Note 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 **November 20, 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.

**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 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 Graham & Dunn LLP, 111 S.W. Fifth Avenue, Suite 3400, Portland, Oregon 97204 or telephone him at (503) 224-5858.

DATED this 19th day of November, 2015.

/s/ James M. Walker  
Successor Trustee

File No. 080090-0967  
12/11, 12/18, 12/25, 1/1

**NOTICE OF SHERIFF'S SALE**

On 21st day of January, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 11723 Summit Loop SE, Turner, in the case of EVERBANK, Plaintiff, vs. ROBERT A. LOCKWOOD, JR., SERAPHINE LOCKWOOD, RESTORE FINANCIAL SERVICES NETWORK, LLC, AMERICAN BUILDERS & CONTRACTOR'S SUPPLY COMPANY, INC. D/B/A ABC SUPPLY CO., INC., RAY KLEIN, INC. D/B/A PROFESSIONAL CREDIT SERVICE, MARION AND POLK SCHOOLS CREDIT UNION, CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION, 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 <http://oregonsheriffssales.org>

12/18, 12/25, 1/1, 1/8

**NOTICE OF SHERIFF'S SALE**

On 21st day of January, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4736 Pennsylvania Ave SE, Salem, in the case of NATIONSTAR MORTGAGE, LLC, Plaintiff, vs. SANTOS HERNANDEZ, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OF INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 4736 PENNSYLVANIA AVENUE SE, SALEM, OR 97317, Defendant(s). For more information go to <http://oregonsheriffssales.org>

12/18, 12/25, 1/1, 1/8

**NOTICE OF SHERIFF'S SALE**

On 21st day of January, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1039 Fabry Rd SE, Salem, in the case of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FDIC AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, its successors in interest and/or assigns, Plaintiff, vs. RICHARD L. BREUER, TANYA R. BREUER, OCCUPANTS OF THE PREMISES, LOCATED AT 1039 FARBY ROAD SOUTHEAST, SALEM, OREGON 97306, Defendant(s). For more information go to <http://oregonsheriffssales.org>

12/18, 12/25, 1/1, 1/8

**NOTICE OF SHERIFF'S SALE**

On 21st day of January, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 150 S 5th Street, Aumsville, in the case of PENNYMAC HOLDINGS, LLC, its successors in interest and/or assigns, Plaintiff, vs. HOLLIE D. WILLIAMS, SECURITY CREDIT SERVICES, LLC, CITIBANK, NA SUCCESSOR BY MERGER TO CITIBANK SOUTH DAKOTA NA, STATE OF OREGON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

12/18, 12/25, 1/1, 1/8

**NOTICE OF SHERIFF'S SALE**

On 21st day of January, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4321 McKay Dr S, Salem, in the case of WELLS FARGO BANK, N.A., Plaintiff, vs. JOSEPH A. CLANCY, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 4321 MCKAY DRIVE SOUTH, SALEM, OR 97302-6149, Defendant(s). For more information go to <http://oregonsheriffssales.org>

12/18, 12/25, 1/1, 1/8

**NOTICE OF SHERIFF'S SALE**

On 21st day of January, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 421 45th Court NE, Salem, in the case of WELLS FARGO BANK, N.A., its successors in interest and/or assigns, Plaintiff, vs. CHRISTINE L HAUCK AKA CHRISTINE LYNN HAUCK, MICHAEL L. HAUCK AKA MICHAEL LEROY HAUCK, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

12/18, 12/25, 1/1, 1/8

**NOTICE OF SHERIFF'S SALE**

On 21st day of January, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1185 Morningside Dr SE, Ssalem, in the case of NATIONSTAR MORTGAGE LLC, its successors in interest and/or assigns, Plaintiff, vs. SCOTT C. LASHMETT, AMBER G. LASHMETT, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WEST COAST BANK, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

12/18, 12/25, 1/1, 1/8

**NOTICE OF SHERIFF'S SALE**

On 21st day of January, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1697 Talbot Rd SE, Jefferson, in the case

of FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors in interest and/or assigns, Plaintiff, vs. UNKNOWN HEIRS OF EARNEST A. SETSER, JULIE SMITH, BRUCE D. SWEET, AKA BRUCE DEAN SWEET, JPMORGAN CHASE BANK, N.A., STATE OF OREGON, OCCUPANTS OF THE PREMISES, Defendant (s). For more information go to <http://oregonsheriffssales.org>

12/18, 12/25, 1/1, 1/8

**NOTICE OF SHERIFF'S SALE**

On 22nd day of January, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4747 San Diego Dr NE, Salem, in the case of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. DENISE M. WILLIAMS, STATE OF OREGON, PARTIES IN POSSESSION, Defendant(s). For more information go to <http://oregonsheriffssales.org>

12/18, 12/25, 1/1, 1/8

**NOTICE OF SHERIFF'S SALE**

On 22nd day of January, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 5114 East View Lane NE, Silverton, in the case of WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE PRIMESTAR-H FUND 1 TRUST, its successors in interest and/or assigns, Plaintiff, vs. SHARON E. MANDEVILLE, RANDALL W. STERNER, DISCOVER BANK, ISSUER OF THE DISCOVER CARD, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

12/18, 12/25, 1/1, 1/8

**NOTICE TO CLAIMANTS**

Circuit Court of Oregon  
County Of Marion  
Case No. 15PB05953

In The Matter Of  
Lawrence T. Epping  
Trust dated October 20, 1998,  
as  
Restated October 17, 2008

**NOTICE TO CLAIMANTS**

NOTICE IS HEREBY GIVEN that Gary J. Epping and Pioneer Trust Bank, N.A. are the Co-Trustees of the Lawrence T. Epping Trust dated October 20, 1998, as Restated October 17, 2008, and any amendments thereto. All persons having claims against the trust estate are required to present them, with vouchers attached, to Gary J. Epping and Pioneer Trust Bank, N.A., Co-Trustees, Attn: Steffany S. Jastak, Assistant V.P. and Trust Officer, 109 Commercial Street NE, PO Box 2305, Salem, Oregon, 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 Lawrence T. Epping, aka Larry Epping, who died October 22, 2015.

All persons whose rights may be affected by the proceedings may obtain additional information from the records of the court, the Co-Trustees, or the attorneys for the Co-Trustees, Robert J. Saalfeld of Saalfeld Griggs PC.

Dated and first published December 18, 2015.

Gary J. Epping and Pioneer Trust Bank, N.A., Co-Trustees of the Lawrence T. Epping Trust dated October 20, 1998, as Restated October 17, 2008, and any amendments thereto

Attorney For Co-Trustees:  
Robert J. Saalfeld,  
OSB #743765  
Saalfeld Griggs PC  
PO Box 470  
Salem, OR 97308  
Ph: (503) 399-1070  
Fax (503) 371-2927

12/18, 12/25, 1/1

**TRUSTEE'S NOTICE OF SALE**

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Reference is made to that certain trust deed made by Jody M. Reiser and Helen J. Ward, NOT AS TENANTS IN COMMON BUT WITH RIGHTS OF SURVIVORSHIP, as grantor,

to FIDELITY NATIONAL TITLE INS CO as trustee, in favor of WELLS FARGO BANK, N.A. as beneficiary, dated February 28, 2011, recorded March 3, 2011, in the mortgage records of Marion County, Oregon, as Document No. Reel: 3264 Page: 473, covering the following described real property situated in said county and state, to wit:

LOTS 1 AND 2, BLOCK 2, FRICHTL'S ADDITION TO THE CITY OF STAYTON, IN THE CITY OF STAYTON, MARION COUNTY, STATE OF OREGON. ASSESSOR'S PARCEL NUMBER: 091W10CC01700  
PROPERTY ADDRESS: 815 W. Ida Street, Stayton, OR 97383

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 \$887.97 beginning March 1, 2015; monthly payments of \$1,235.86 beginning August 1, 2015; plus late charges of \$177.60; 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: \$147,433.39 with interest thereon at the rate of 5.50000 percent per annum beginning February 1, 2015; plus escrow advances of \$5,774.08; plus late charges of \$177.60; 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 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, 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

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.

12/25, 1/1, 1/8, 1/15

**NOTICE TO INTERESTED PERSONS**

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

**Case No. 15PB05631 NOTICE TO INTERESTED PERSONS In the Matter of the Estate of HENRIETTE FERGUSON, Deceased.**

**TO: INTERESTED PERSONS of the above named Decedent:**

NOTICE IS HEREBY GIVEN that Kathryn M. Belcher has been appointed as Personal Representati ve. All persons having claims against the estate arc required to present them, with vouchers attached, to the Personal Representative, 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 from the attorneys for the personal representative.

Dated this 21st day of December, 2015.

Date of first publication: December 25, 2015.

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

**Personal Representative**

Kathryn M. Belcher  
694 High St. NE  
Salem, OR 97301  
(503) 371-9636

**Attorney for Personal Representative**

McGinty & Belcher Attorneys  
Kathryn M. Belcher,  
OSB#992200  
P.O. Box 12806  
Salem, OR 97301  
Phone: (503) 371-9636  
Fax: (503) 371-2879

12/25, 1/1, 1/8

**NOTICE OF SHERIFF'S SALE**

On 22nd day of January, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 444 West Hardcastle Ave, Woodburn, in the case of FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors in interest and/or assigns, Plaintiff, vs. RICKY RAY ARTHUR, KATHLEEN M. ARTHUR, OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION, SYNCHRONY BANK, FKA GE MONEY BANK, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

12/18, 12/25, 1/1, 1/8