

## public notices

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

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.771, the following information is provided:

## 1. PARTIES:

Grantor: JONATHAN J. MARSHALL

Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON  
Successor Trustee: NANCY K. CARY

Beneficiary: OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON, Assignee of SIUSLAW BANK

2. DESCRIPTION OF PROPERTY: The real property is described as follows:

Lots 4 and 5, Block 6, LABISH VILLAGE, County of Marion, State of Oregon (Plat Volume 15, Page 37)

3. RECORDING. The Trust Deed was recorded as follows:

Date Recorded: July 5, 2011

Recording: Reel: 3298, Page: 315

Official Records of Marion County, Oregon

4. DEFAULT. The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$534.00 each, due the first of each month, for the months of September 2014 through October 2015; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.

5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$66,656.62; plus interest at the rate of 3.8750% per annum from August 1, 2014; plus late charges of \$317.34; plus advances and foreclosure attorney fees and costs.

6. SALE OF PROPERTY. The Trustee hereby states that the property will be sold to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Marion County, Oregon.

7. TIME OF SALE. Date: March 17, 2016

Time: 11:00 a.m.

Place: Outside the Front Door of the Marion County Courthouse, 100 High Street NE, Salem, Oregon

8. RIGHT TO REINSTATE. Any person named in ORS 86.778 has the right, at any time that is not later than five days before the Trustee conducts the sale, to have this foreclosure dismissed and the Trust Deed reinstated by payment to the Beneficiary of the entire amount then due, other than such portion of the principal as would not then be due had no default occurred, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.778.

NOTICE REGARDING POTENTIAL HAZARDS (This notice is required for notices of sale sent on or after January 1, 2015.)

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.

You may reach the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 800-452-7636 or you may visit its website at: [www.osbar.org](http://www.osbar.org). Legal assistance may be available if you have a low income and meet federal poverty guidelines. For more information and a directory of legal aid programs, go to <http://www.oregonlawhelp.org>.

org.

Any questions regarding this matter should be directed to Lisa Summers, Paralegal, (541) 686-0344

(TS #40453.23).  
DATED: October 26, 2015.  
Nancy K. Cary, Successor Trustee, Hershner Hunter, LLP, P.O. Box 1475, Eugene, OR 97440.

1/1, 1/8, 1/15, 1/22

**TRUSTEE'S NOTICE OF SALE**

OREGON TRUSTEE'S NOTICE OF SALE T.S. No: L547373 OR Unit Code: L Loan No: 8060035985/ MALLOTT AP #1: R48566 Title #: 8590352 Reference

is made to that certain Trust Deed made by MELISSA J. MALLOTT as Grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY as Trustee, in favor of STATE EMPLOYEES CREDIT UNION as Beneficiary. Dated October 28, 1998, Recorded October 29, 1998 as Instr. No. --- in Book 1536 Page 379 of Official Records in the office of the Recorder of MARION County; OREGON covering the following described real property situated in said county and state, to wit: LOT 2, BLOCK 2, GLYNBROOK II, IN MARION COUNTY, OREGON. Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said 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, the following sums: 5 PYMTS FROM 05/25/15 TO 09/25/15 @ 1,442.74 \$7,213.70 Sub-Total of Amounts in Arrears:\$7,213.70 Together with any default in the payment of recurring obligations as they become due. ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and Trust Deed, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee. The street or other common designation if any, of the real property described above is purported to be: 3530 RIVERCREST DR N., KEIZER, OR 97303 The undersigned Trustee disclaims any liability for any incorrectness of the above street or other common designation. 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: Principal \$26,423.89, together with interest as provided in the note or other instrument secured from 04/25/15, and such other costs and fees are due under the note or other instrument secured, and as are provided by statute. WHEREFORE, notice is hereby given that the undersigned trustee will, on February 16, 2016, at the hour of 10:00 A.M. in accord with the Standard Time, as established by O.R.S. 187.110, ON THE OUTSIDE STEPS OF THE MAIN ENTRANCE TO THE MARION COUNTY COURTHOUSE, 100 HIGH ST. NE, SALEM, County of OREGON, (which is the new date, time and place set for said sale) sell at public auction to the highest bidder for cash the interest in the said described real property which the Grantor had or had power to convey at the time of execution by him of the said Trust Deed, together with any interest which the Grantor or his successors in interest acquired after the execution of said Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in O.R.S. 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 the 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 herein that is capable of being cured by tendering the performance required under the obligation of the 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's and attorney's fees not exceeding the amounts provided by said O.R.S. 86.778. It will be necessary for you to contact the undersigned prior to the time you tender reinstatement or payoff so that you may be advised of the exact amount, including trustee's costs and fees, that you will be required to pay. Payment must be in the full amount in the form of cashier's or certified check. The effect of the sale will be to deprive you and all those who hold by, through and under you of all interest in the property described above. 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 said Trust Deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. The Beneficiary may be attempting to collect a debt and any information obtained may be used for that purpose. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. 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. If available, the expected opening bid and/ or postponement information may be obtained by calling the following telephone number(s) on the day before the sale: (888) 988-6736 or you may access sales information at <http://www.oregonlawcenter.org/> and Oregon Law Help Site (providing more information and a directory of legal aid programs) <http://oregonlawhelp.org/QR/index.cfm> and Oregon State Bar Lawyer Referral Service 503-684-3763 or toll-free in Oregon at 800-452-7636 <http://www.osbar.org> <http://www.osbar.org/public/ris/ris.html#referral> and information on federal loan modification programs at: <http://www.makinghomeaffordable.gov/> TAC# 985658W

PUB: 01/01/16, 01/08/16, 01/15/16, 01/22/16 DATED: 10/08/15 CHRISTOPHER C. DORR, OSBA # 992526 By CHRISTOPHER C. DORR, ATTORNEY AT LAW DIRECT INQUIRIES TO: T.D. SERVICE COMPANY FORECLOSURE DEPARTMENT 4000 W. Metropolitan Drive Suite 400 Orange, CA 92868 (800) 843-0260

1/1, 1/8, 1/15, 1/22

**NOTICE TO CLAIMANTS**

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION  
No. 15PB06195 - Probate  
In the Matter of the  
McKethen Revocable Trust  
Agreement,  
Stanley Jack McKethen,  
Deceased

Notice is hereby given that Pioneer Trust Bank, N.A. is serving as Trustee of The McKethen Revocable Trust, dated January 6, 1999, and amendments (Trust), and as Trustee has filed a Petition for Determination of the Claims of Creditors Against Nontestamentary Trust in the Circuit Court of the State of Oregon for Marion County, Circuit Court No.15PB06195. The Trustor of the Trust is

Stanley Jack McKethen.

All claims are required to be presented to Pioneer Trust Bank, N.A., Trustee, P.O. Box 2305, Salem, Oregon 97308.

Claims against the Trust estate may be barred unless presented to the Trustee at the address herein specified within four months from the date of the first publication of this notice.

All persons whose rights may be affected by these proceedings may obtain additional information from the Trustee at the address stated or from the records of the Court.

Dated and first published January 1, 2016.

Pioneer Trust Bank, N.A., Trustee of The McKethen Revocable Trust.

Sarah K. Rinehart,  
Attorney at Law  
OSB # 821142  
117 Commercial Street NE,  
Suite 300  
Salem, OR 97301  
Attorney for Trustee

1/1, 1/8, 1/15

**PLAINTIFF'S SUMMONS**

CIRCUIT COURT OF OREGON FOR MARION COUNTY

NO. 15CV15238  
PLAINTIFF'S SUMMONS BY PUBLICATION

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2005-79CB MORTGAGE P A S S - T H R O U G H CERTIFICATES, SERIES 2005-79CB,  
Plaintiff,

v.

IRINA FEOKTISTOV; MAKSIM FEOKTISTOV; WEST COAST BANK; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN,  
Defendants.

TO: IRINA FEOKTISTOV; 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, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2005-79CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-79CB will apply to the Court for the relief demanded in the Complaint. The first date of publication is January 1, 2016.

**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:  
IRINA FEOKTISTOV and MAKSIM FEOKTISTOV  
Property address: 956 Hermanson Street Apt C101, Woodburn, OR 97071  
Publication: Keizer Times

DATED this 1 day of December, 2015.

Brandon Smith, OSB #124584

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

1/1, 1/8, 1/15, 1/22

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

Reference is made to that certain trust deed made by Teresa J. Pikel, an unmarried individual as grantor, to FIDELITY NATIONAL TITLE COMPANY OF OREGON as trustee, in favor of Mortgage Electronic Registration Systems, Inc. (MERS) solely as nominee for HOMESTREET BANK as beneficiary, dated August 26, 2008, recorded August 29, 2008, in the mortgage records of Marion County, Oregon, as Document No. 231767 REEL: 2989 PAGE: 81, and assigned to HomeStreet Bank on September 11, 2015 in the records of Marion County, Oregon, as Document No. book 3741 Page 150, covering the following described real property situated in said county and state, to wit:

LOT 2, BLOCK 2, WILDWOOD ADDITION NO. 3, IN THE CITY OF AUMSVILLE, COUNTY OF MARION, AND STATE OF OREGON.

PROPERTY ADDRESS: 540 Maple Court, Aumsville, OR 97325

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 \$695.37 beginning August 1, 2014; monthly payments of \$697.40 beginning February 1, 2015; plus Late Charges of \$261.50; plus other fees and costs in the amount of \$195.00; 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: \$124,069.66 with interest thereon at the rate of 4.00000 percent per annum beginning July 1, 2014; plus Late Charges of \$261.50; plus Escrow Advances of \$2,929.74; plus other fees and costs in the amount of \$310.00; 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 April 15, 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.

1/1, 1/8, 1/15, 1/22

**NOTICE OF SHERIFF'S SALE**

On 5th day of February, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 766 20th St NE, Salem, in the case of WELLS FARGO BANK, N.A., Plaintiff, vs. DANIEL W. LANGLEY, SHANNA M. LANGLEY, CITY OF SALEM, URBAN RENEWAL AGENCY OF THE CITY OF SALEM, 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>

1/8, 1/15, 1/22, 1/29

**NOTICE OF SHERIFF'S SALE**

On 8th day of February, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 13192 Aspen Way NE, Aurora, in the case of NATIONSTAR MORTGAGE, LLC, Plaintiff, vs. VALERIE D. CLAUSEN, UNKNOWN HEIRS OF WILLIAM H. CLAUSEN, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., 21ST MORTGAGE CORPORATION, LYON FINANCIAL SERVICES, INC. DBA US BANCORP BUSINESS EQUIPMENT FINANCE GROUP, Defendant(s). For more information go to <http://oregonsheriffssales.org>

1/8, 1/15, 1/22, 1/29

**NOTICE OF SHERIFF'S SALE**

On 9th day of February, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 464 Travis Court NE, Salem, in the case of NATIONSTAR MORTGAGE LLC, Plaintiff, vs. MANUEL DE JESUS aka MANUEL DE JESUS ESTRADA aka MANUEL ESTRADA DE JESUS, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

1/8, 1/15, 1/22, 1/29