

public notices

NOTICE OF SHERIFF'S SALE

On 16th 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: 1225 Bair Road Northeast, Keizer, in the case of WELLS FARGO BANK, N.A., its successors in interest and/ or assigns, Plaintiff, vs. FERNANDO MENDEZ, AKA FERNANDO VASQUEZ MENDEZ, MARJORIE MENDEZ, SPYGLASS DEVELOPMENT COMPANY, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

1/15, 1/22, 1/29, 2/5

NOTICE OF SHERIFF'S SALE

On 16th 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: 2509 A Street, Hubbard, in the case of WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC., FKA NORWEST MORTGAGE, INC., its successors in interest and/ or assigns, Plaintiff, vs. STEPHEN R. RISCH, BARBARA JEAN DALRYMPLE, ZENITA A. PRICE, SARAH C. JESKE-SMITH, MICHAEL A. NEAL, STATE OF OREGON, CAPITAL ONE BANK (USA), N.A. OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

1/15, 1/22, 1/29, 2/5

NOTICE TO INTERESTED PERSONS

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

Case No. 15PB03770
NOTICE TO INTERESTED PERSONS
Estate of:
PHYLLIS MARIE AMSTUTZ, Deceased.

Notice is hereby given that the undersigned has been appointed and has qualified as the personal representative of the estate. All persons having claims against the estate are hereby required to present their claims, with proper vouchers, within four months after the date of first publication of this notice, as stated below, to the personal representative at: 456 State Street, Suite 200, Salem, Oregon 97301, or the claims may be barred.

All persons whose rights may be affected by the proceedings in this estate may obtain additional information from the records of the court, the personal representative, or the attorney for the personal representative.

Dated and first published January 22, 2016.

Jodi Eiffert,
Personal Representative

PERSONAL REPRESENTATIVE
Jodi Eiffert
1483 West A venue
Santa Rosa. CA 95407
(707) 703-2038

ATTORNEY FOR PERSONAL REPRESENTATIVE
Michael B. Dye
456 State Street, Suite 200
Salem. OR 97301
(503) 949-1692

1/22, 1/29, 2/5

NOTICE TO INTERESTED PERSONS

NOTICE TO INTERESTED PERSONS
Kent N. Hazelwood has been appointed Personal Representative of the ESTATE OF LEONARD LEE HAZELWOOD, deceased, by the Circuit Court of the State of Oregon for Marion County under Probate No. 15PB06351. All persons having claims against the estate are required to present them to said Personal Representative at 131 W. Main St., P O Box 350, Sublimity, OR 97385, within four months after date of first publication of this notice or they may be barred.

Your rights may be affected by this proceeding and additional information may be obtained from the records of the Court, the Personal Representative or the attorney for the Personal Representative.

DATED and first published January 22, 2016.

Kent N. Hazelwood
Personal Representative

Stephen L. Tabor, P.C.
Attorney at Law
131 W. Main St.
P O Box 350
Sublimity, OR 97385
Attorney for
Personal Representative

1/22, 1/29, 2/5

NOTICE TO INTERESTED PERSONS

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

Case No. 16PB00024

NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of THOMAS WILLIAM DRAWBAUGH, Deceased.

NOTICE IS HEREBY GIVEN that Joan Drawbaugh has been appointed personal representative. All persons having claims against the estate are required to present them, with vouchers attached, to the Decedent's personal representative's attorney, Joseph A. Monstad, at 1114 12th Street SE, Salem, OR 97302, 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 lawyer for the personal representative, Joseph A. Monstad, 1114 12th Street SE, Salem, Oregon 97302.

Dated and first published on January 22, 2016.

/s/
Joseph A. Monstad,
OSB No. 134326
Attorney for
Personal Representative

1/22, 1/29, 2/5

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

Lewis E. Wright and Kimberly L. Wright, are the Grantors, Josselson & Potter, is the Trustee, located at 9400 SW Beaverton-Hillsdale Highway, Suite 131-A, Beaverton, Oregon 97005, to Gregory Funding LLC, an Oregon limited liability company, located at 9400 Beaverton-Hillsdale Highway, Suite 145, Beaverton, Oregon 97005, Beneficiary, Deed of Trust dated September 28, 2007, recorded on October 1, 2007, as Reel: 2873 Page: 180, of the mortgage records of Marion County, Oregon, covering the real property described as follows:

Beginning at an iron pipe in the West line of Lot 2, Block 1 PIONEER GARDENS, Marion County, Oregon, North 240.00 feet from the Southwest corner of said Lot; thence North 89 09' East, parallel with the South line of said Lot, 132.00 feet to the East line of said Lot ;thence North along said East line, 69.01 feet to the Northeast corner of said Lot; thence South 88°43' West along the North line of said Lot, 132.00 feet to the Northwest corner of said Lot; thence South along the West line of said Lot 68.00 feet to the place of beginning.

Also known as: 3109 Rosemary Lane S.E., Salem, Oregon 97302.

Appointment of Successor Trustee, in which the Beneficiary named as Trustee, Josselson & Potter, was recorded in an Appointment of Successor Trustee on October 7, 2015, as Reel: 3749 Page 38, in the Official Records, Marion County, Oregon.

The undersigned, Irving Potter, certifies that there are no assignments of the trust deed by the Trustee or the Beneficiary that are not of record. No action has been instituted to recover any part of the debt secured by the trust deed, except as allowed by ORS 86.752(7).

The beneficiary or the beneficiary's successor in interest has declared all obligations secured by said trust deed immediately due and payable, said sums being the following: The default for which the foreclosure is made is grantor's failure to pay when due the following sums: \$6,287.63 principal payments and \$16,023.01 interest payments; \$4,005.91 accrued and unpaid late charges; and \$3,783.00 unpaid charges as of September 30, 2015. By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the

following, to-wit: \$150,250.94 principal balance, with interest thereon at the rate of 5.625% per year from October 1, 2013 until paid; \$16,023.01 interest payments (October 1, 2013 to October 1, 2015); \$4,005.91 accrued and unpaid late charges; \$5,006.42 escrow advances; and \$3,783.00 unpaid charges, together with title expense, costs, trustee's fees and reasonable attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary or the beneficiary's successor in interest for protection of the above-described real property and its interest in it.

Notice is given that the Beneficiary and Trustee have elected to foreclose the trust deed by advertisement and sale of Grantor's interest, at public auction to the highest bidder for cash or cash equivalent, under ORS 86.705-86.815, to satisfy the secured debt, together with expenses of sale and compensation of the trustee and reasonable attorney fees, as provided by law.

The sale will be held in the interior foyer of the main entrance of the Marion County Courthouse, located at 100 High Street NE, Salem, Oregon 97301, at 11:00 a.m., on Tuesday, April 12, 2016.

Except as shown of record, neither the Beneficiary nor the Trustee has any actual notice of a person claiming or having a junior interest to the interest of the Trustee, or of the Grantors or successor, or of any lessee or other person in possession.

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 the beneficiary of the entire amount 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 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 representation 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 residential property at a trustee's sale.

Josselson & Potter has authorized its employee, S Katherine Joseph, to execute this document on behalf of the law firm.

DATED: October 30, 2015

JOSELSON & POTTER
S. Katherine Joseph
OSB# 052963

For further information contact:
Josselson & Potter
9400 SW Beaverton-Hillsdale Highway
Suite 131-A
Beaverton, OR 97005
(503) 228-1455 phone
(503) 228-0171 fax

1/15, 1/22, 1/29, 2/6

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

Reference is made to that certain trust deed made by LORENA PORTALES as grantor, to Fidelity National Title as trustee, in favor of New Century Mortgage Corporation as beneficiary, dated October 7, 2004, recorded October 18, 2004, in the mortgage records of Marion County, Oregon, as Document No. Reel 2390, Page 76, and assigned to Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2004-4 by assignment recorded on February 2, 2015 in the records of Marion County, Oregon, as Document No. Reel 3669 Page 389, covering the following described real property situated in said county and state, to wit:
LOT 75, WINDSOR WOODS

NO2, IN THE CITY OF KEIZER, MARION COUNTY, OREGON
PROPERTY ADDRESS:
1477 TRENT AVE NE, Keizer, OR 97303

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 \$963.59 beginning February 1, 2014; monthly payments of \$1,026.65 beginning April 1, 2014; plus late charges of \$101.22; plus other fees of \$649.00; plus recoverable fees of \$1,089.50; 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: \$129,318.05 with interest thereon at the rate of 2.37500 percent per annum beginning January 1, 2014; plus escrow balance of \$2,524.94; plus corporate advances of \$634.00; plus recoverable fees of \$1,089.50; 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 February 5, 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.

1/29, 2/5, 2/12, 2/19

NOTICE OF SHERIFF'S SALE

On 2nd day of March, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 763 Mitchell Street Northeast, Salem, in the case of WELLS FARGO BANK, N.A., its successors in interest and/or assigns, Plaintiff, vs. STANLEY THOMAS LEINONEN AKA STANLEY T. LEINONEN, KARA LEINONEN, STATE OF OREGON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

1/29, 2/5, 2/12, 2/19

NOTICE OF SHERIFF'S SALE

On 2nd day of March, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 2093 Lilac Way, Woodburn, in the case of WELLS FARGO BANK, N.A., its successors in interest and/or assigns, Plaintiff, vs. VIRGINIA G. PERKINS AS TRUSTEE OF THE VIRGINIA G. PERKINS TRUST UNDER TRUST AGREEMENT DATED SEPTEMBER 22, 1999, SENIOR ESTATES GOLF AND COUNTRY CLUB, STATE OF OREGON, UNITED STATES OF AMERICA, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

1/29, 2/5, 2/12, 2/19

NOTICE OF SHERIFF'S SALE

On 1st day of March, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1531 Canary Court NE, Salem, in the case of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR CERTIFICATEHOLDERS OF THE CWABS, INC., ASSETBACKED CERTIFICATES, SERIES 2007-5, Plaintiff, vs. SOPHANN D. OUM, TINA L. OUM, TD BANK USA, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO TARGET NATIONALBANK, PORTFOLIO RECOVERY ASSOCIATES, LLC, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

1/29, 2/5, 2/12, 2/19

NOTICE OF SHERIFF'S SALE

On 3rd day of March, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 6478 Sunnyside Road SE, Salem, in the case of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. MARK A. HIEBERT, AMBER D. HIEBERT, PARTIES IN POSSESSION, Defendant(s). For more information go to <http://oregonsheriffssales.org>

1/29, 2/5, 2/12, 2/19

NOTICE OF SHERIFF'S SALE

On 29th 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: 880 N. 8th Street, Aumsville, in the case of WELLS FARGO BANK, NA, Plaintiff, vs. DANIEL J. GILLIS, DEBRA A. GILLIS, SERVICE FINANCE CO. LLC, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY

RIGHT, TITLE, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 880 N 8TH ST., AUMSVILLE, OR 97325, Defendant(s). For more information go to <http://oregonsheriffssales.org>

1/29, 2/5, 2/12, 2/19

NOTICE OF SHERIFF'S SALE

On 29th 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: 4575 Lark Court NE, Salem, in the case of GREEN TREE SERVICING LLC, Plaintiff, vs. GUILLERMO SOTO AKA GUILLERMO SOTO-CARDENAS, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

1/29, 2/5, 2/12, 2/19

NOTICE OF SHERIFF'S SALE

On 29th 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: 1275 East College St , Mt Angel, in the case of SELENE FINANCE LP, Plaintiff, vs. MICHAEL JAMES REGIMBAL, AMY GEORGETTE REGIMBAL, PARTIES IN POSSESSION, Defendant(s). For more information go to <http://oregonsheriffssales.org>

1/29, 2/5, 2/12, 2/19

SUMMONS

SUMMONS TO: UNKNOWN HEIRS, DEVISEES AND SUCCESSORS OF ELLEN M. MAZZEO (deceased), Individually and as Trustee under the Mazzeo Living Trust dated June 28, 2006 (Defendant).

In the Circuit Court of the State of Oregon, County of Marion; Case No. 15CV32093. Planet Home Lending, LLC, Plaintiff vs. Unknown Heirs, Devisees and Successors of ELLEN M. MAZZEO (deceased), Individually and as Trustee under the Mazzeo Living Trust dated June 28, 2006; Douglas Baker; State of Oregon Dept. of Revenue; State of Oregon Dept. of Human Services; Rodney Baker; Carol Fleck; and John Poler, Defendants.

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 (stated below), 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. The subject of the Complaint is judicial foreclosure of a deed of trust against property commonly known as 104 E. Sorbin Avenue, Gates, Oregon, and for judgment on a promissory note. The plaintiff is requesting judgment in the amount of \$92,256.03 plus interest at the rate of 2.375% per annum from November 29, 2015, plus plaintiff's attorney fees, costs and expenses in bringing the action, and for judgment declaring that the lien of plaintiff's trust deed is superior to any interest, lien or claim of the estate of Ellen M. Mazzeo and of all of the named defendants, or any of them, in the property. 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 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. /s/ Paul S. Cosgrove, Of Counsel, Attorney for Plaintiff, 220 NW Skyline Blvd., Portland, Oregon 97210. Phone: (503) 291-6700; Fax: (503) 291-6709. Date of first publication: January 29, 2016.

1/29, 2/5, 2/12, 2/19