

public notices

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 trust-

ee'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

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

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

Reference is made to that certain trust deed made by Candace C. Cloud as grantor, to FIDELITY NATIONAL TITLE INS CO as trustee, in favor of WELLS FARGO BANK, N.A. as beneficiary, dated September 30, 2009, recorded October 5, 2009, in the mortgage records of Marion County, Oregon, as Document No. REEL: 3110 PAGE: 186, covering the following described real property situated in said county and state, to wit:

LOT 2, BLOCK 2, SALEM HEIGHTS ADDITION TO SALEM, MARION COUNTY, OREGON.

PROPERTY ADDRESS: 2425 E Nob Hill St SE, Salem, OR 97302-3733

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 \$1,068.51 beginning October 1, 2014; monthly payments of \$1,074.05 beginning March 1, 2015; plus late charges of \$127.20; plus recoverable balance of \$935.00; 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: \$131,794.32 with interest thereon at the rate of 6.00000 percent per annum beginning November 1, 2014; plus escrow advances of \$2,486.05; plus late charges of \$127.00; plus recoverable balance of \$935.00; 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 May 13, 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.

2/5, 2/12, 2/19, 2/26

NOTICE OF SHERIFF'S SALE

On 10th 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: 5770 Macleay Road SE, Salem, in the case of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. FERENC IPACS-SZABO, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

2/5, 2/12, 2/19, 2/26

NOTICE OF PUBLIC HEARING**TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain trust deed made by TERRY OLDRIDGE, A SINGLE PERSON, as grantor, to FIDELITY NATIONAL TITLE INS CO as trustee, in favor of WELLS FARGO BANK, N.A. as beneficiary, dated November 18, 2011,

recorded November 23, 2011, in the mortgage records of Marion County, Oregon, as Document No. REEL: 3336 PAGE: 241, covering the following described real property situated in said county and state, to wit:

LOT 54, WILLOW LAKE ESTATES - PHASE II, MARION COUNTY, OREGON.

PROPERTY ADDRESS: 5280 AUTUMN LEAF CRT N, 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 in the total amount of \$14,688.00 beginning April 1, 2015 through January 29, 2016; less a suspense balance of \$11.47; plus accrued late charges in the amount of \$1,240.32; 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: \$190,182.47 with interest thereon at the rate of 4.62500 percent per annum beginning March 1, 2015; plus escrow advances of \$2,952.24; less a suspense balance of \$11.47; plus accumulated late charges in the amount of \$1,240.32; 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 May 25, 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

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2/5, 2/12, 2/19, 2/26

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: 4737 Gill Street NE, Salem, in the case of GREEN TREE SERVICING LLC, Plaintiff, vs. DOREN F. EAGEN, DENNIS M. EAGEN, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., COUNTRYWIDE BANK, N.A., THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWHEQ, INC. HOME EQUITY LOAN ASSET BACKED CERTIFICATES, SERIES 2006-S6, NATIONSTAR MORTGAGE, LLC, CHASE BANK USA, N.A., CAVALRY PORTFOLIO SERVICES, LLC, 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 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 NATIONAL BANK, 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: 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