

SUMMONS

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

Case No. 15CV14282
SUMMONS

LINN-CO FEDERAL CREDIT UNION, a federal credit union Plaintiff,
v.
YANIRA ROACH and JUSTIN ROACH, Defendants.

TO: Defendant, YANIRA ROACH

IN THE NAME OF THE STATE OF OREGON: You are hereby required to appear and answer the Complaint filed against you in the above-entitled cause within thirty (30) days from the date of first publication of this summons, and in case of your failure to appear and answer, Plaintiff, for want thereof will apply to the above entitled court for the relief prayed for in its complaint, to wit:

CLAIMS FOR RELIEF:
On its Claim for Relief, for judgment on a claim of breach of contract in favor of Plaintiff and against Defendants in the sum of \$19,495.91, together with the sum of \$6,298.04, which represents unpaid contractual interest and late charges through and including May 12, 2015, together with interest on the principal sum of \$19,495.91 at the rate of 10.25% per annum from May 13, 2015, until the date of entry of judgment; plus Plaintiff's reasonable attorney fees and costs incurred in this action; and interest on the total of the above amounts at the rate of 9.0% per annum from the date judgment is entered, until paid.

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 (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 on the Plaintiff.

If you have any 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.

THIS SUMMONS is published by the order of Marion County Circuit Court Judge Rafael Caso made on May 4, 2016, directing publication of this summons once each week for four consecutive weeks in a newspaper of general circulation published in Marion County, Oregon.

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Date of first publication: May 13, 2016

Date of last publication: June 3, 2016

Patrick L. Stevens, OSB 98001
Hutchinson Cox
940 Willamette St., Suite 400
PO Box 10886
Eugene, OR 97440
(541) 686-9160

5/13, 5/20, 5/27, 6/3

NOTICE TO INTERESTED PERSONS

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

Probate Case No.: 15PB01571
INFORMATION TO HEIRS, DEVISEES, and OTHER INTERESTED PERSONS
In the Matter of the Estate of RODNEY LEE DORLAND, Deceased.

NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of the above Estate. All persons having claims against the Estate of Rodney Lee Dorland are required to present them with proper vouchers to

the undersigned Personal Representative, c/o Brian R. Whitehead, Attorney at Law, 1610 12th St., S.E.; Salem, Oregon 97302. Claims must be presented within four (4) months after the date of the first publication of this notice.

All persons whose rights may be affected by the proceedings hereby are advised that additional information may be obtained from the records of the above entitled Court, the Personal Representative or the attorney for the Personal Representative.

DATED this 4th day of April, 2016.

Date of first publication: May 20, 2016.

Sharleen Dorland
Personal Representative
for the Estate of Rodney Lee Dorland

Personal Representative:
Sharleen Lee Dorland
1833 Park Ave., NE
Salem, Oregon 97301
(360) 721-4569

Attorney for Personal Representative:

Brian R. Whitehead,
OSB #833452
1610 12th St., S.E.
Salem, Oregon 97302
(503) 364-8505

5/20, 5/27, 6/3

NOTICE TO INTERESTED PERSONS

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

Case No. 16PB01824
NOTICE TO INTERESTED PERSONS
Newspaper Publication

In the Matter of the Estate of VERA MAE DUBE, Deceased.

TO: NOTICE IS HEREBY GIVEN that on May 2, 2016 JoAnne M. Parsons has been appointed Personal Representative. All persons having claims against the estate are required to present them, with vouchers attached, to the Personal Representative c/o Stacey D. Mealer, Attorney at Law, P.O. Box 81, 1240 10th Ave, Sweet Home, OR 97386, 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 attorneys for the Personal Representative.

Date of first publication: May 20, 2016.

Respectfully,
Stacey D. Mealer,
OSB #02391
Attorney for Personal Representative

Personal Representative

JoAnne M. Parsons
931 31st Court
Sweet Home, OR 97386
(541) 619-8493

Attorney for Personal Representative

Stacey D. Mealer, Attorney
PO Box 81 - 1240 10th Ave
Sweet Home, OR 97386
(541) 270-2406 ~
Fax: (541) 367-3313
Mealer@actionnet.net

5/20, 5/27, 6/3

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION NO. 16PB02657 - Probate

Notice to Interested Persons
In the Matter of the Estate of

RICHARD M. ARENZ, II, deceased

NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative. All persons having claims against the estate are required to present them, with vouchers attached, to Mari Bailey, Lawyer, at 2985 River Road South, 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 attorney for the Personal

Representative.

Dated and first published on May 20, 2016.

MICHAEL A. KREITZBERG
Personal Representative

5/20, 5/27, 6/3

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by RICHARD OSBURN AND YAFEI OSBURN, HUSBAND AND WIFE, as grantor, to FIDELITY NATIONAL TITLE INS CO as trustee, in favor of WELLS FARGO BANK, N.A. as beneficiary, dated December 5, 2007, recorded December 14, 2007, in the mortgage records of Marion County, Oregon, as Document No. REEL: 2899 PAGE: 343, covering the following described real property situated in said county and state, to wit:

THE EASTERLY 60 FEET OF LOT 7 AND THE WESTERLY 30 FEET OF LOT 6, BLOCK 1, WESTERN CREST HEIGHTS, COUNTY OF MARION AND STATE OF OREGON PROPERTY ADDRESS: 1818 Iler Street S., Salem, OR 97302

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 \$41,788.94 beginning September 1, 2013 through March 25, 2016; plus accrued late charges in the amount of \$56.01; 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: \$163,751.60 with interest thereon at the rate of 6.37500 percent per annum beginning August 1, 2013; plus escrow advances of \$7,557.73; plus accumulated late charges in the amount of \$56.01; 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 August 8, 2016, at the hour of 11:00 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.
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.

5/20, 5/27, 6/3, 6/10

NOTICE TO INTERESTED PERSONS

ESTATE OF SUSAN B. BAARSCH

NOTICE TO INTERESTED PERSONS
IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION Probate Department Case No. 16PB00481
In the Matter of the Estate of Susan B. Baarsch, Deceased.

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative. All persons having claims against the estate are required to present them in writing to the undersigned personal representative in care of Michael J. Turner, Attorney at Law, 5200 SW Meadows Road, Lake Oswego, OR 97035, 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 attorney for the personal representative.

Dated and first published: May 20, 2016.

Frederick W. Baarsch, Personal Representative
Michael J. Turner, Attorney for Personal Representative

5/20, 5/27, 6/3

NOTICE TO INTERESTED PERSONS

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

Case No. 16PB02943
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of NOVA RUTH LOWERY, Deceased.

NOTICE IS HEREBY GIVEN that LINDA ELAINE FOSTER has been appointed Personal Representative of the above-captioned Estate. All persons having claims against the Estate are required to present them to the Personal Representative at the address shown below within four months after the

date of first publication of this Notice. All persons whose rights may be affected by the probate proceeding may obtain additional information from the court records, the Personal Representative or the attorney for the Personal Representative.

DATED AND FIRST PUBLISHED this 20th of May, 2016.

Ryan E. Gibb, OSB #972693

PERSONAL REPRESENTATIVE
LINDA ELAINE FOSTER
6168 Rosemeadow Lane NE
Salem, OR 97317
(503) 363-9579

ATTORNEY
Ryan E. Gibb, OSB #972693
DOUGLAS CONROYD, GIBB & PACHECO, P.C.
528 Cottage Street NE, Suite 200
PO Box 469
Salem, OR 97308-0469
Telephone: (503) 364-7000
Facsimile: (503) 585-0699
Email: Ryan@dcm-law.com

5/20, 5/27, 6/3

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by DELORA M BUNCE, A SINGLE PERSON AND TRACY M BUNCE, A SINGLE PERSON as grantor, to FIDELITY NATIONAL TITLE INS CO as trustee, in favor of WELLS FARGO BANK, N.A. as beneficiary, dated June 2, 2009, recorded June 3, 2009, in the mortgage records of Marion County, Oregon, as Document No. 249539, Reel: 3069 Page: 117, covering the following described real property situated in said county and state, to wit:

LOT 4, BLOCK 3, SKYLINE CREST SUBDIVISION, MARION COUNTY, OREGON. PROPERTY ADDRESS: 1572 Skyline Way S, Salem, OR 97306

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 \$16,183.31 beginning March 1, 2015 through April 20, 2016; plus accrued late charges in the amount of \$183.08; 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: \$144,488.51 with interest thereon at the rate of 5.00000 percent per annum beginning February 1, 2015; plus advances of \$2,990.19; plus accumulated late charges in the amount of \$183.08; 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 September 12, 2016, at the hour of 11:00 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.

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5/20, 5/27, 6/3, 6/10

NOTICE OF SHERIFF'S SALE

On 1st day of July, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 548 Citation Dr NE, Salem, in the case of SELENE FINANCE LP, Plaintiff, vs. MARCELINO FLORES LOPEZ, VICTOR FLORES MONTES, MAYRA YADIRA CAMPOS, STATE OF OREGON, PARTIES IN POSSESSION, Defendant(s). For more information go to <http://oregonsheriffssales.org>

5/27, 6/3, 6/10, 6/17

NOTICE OF SHERIFF'S SALE

On 20th day of June, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1420 Umpqua Rd., Woodburn, in the case of SENIOR ESTATES GOLF AND COUNTRY CLUB, an Oregon non-profit corporation, Plaintiff, vs. ANNETTE J. BOWEN, an individual, JAMES C. BOWEN III, an individual, ANNE J. HOWE-MATHHIEU, aka ANNE J. MATTHIEU, an individual, WELLS FARGO BANK, N.A. a National Bank, DAVID HOWE, an individual, MIDLAND FUNDING LLC, a Delaware Corporation, VICKY LYNN BOWEN, an individual, PARTIES IN POSSESSION OR CLAIMING A RIGHT TO POSSESSION, Defendant(s). For more information go to <http://oregonsheriffssales.org>

5/20, 5/27, 6/3, 6/10