

## public notices

**NOTICE TO INTERESTED PERSONS****NOTICE TO INTERESTED PERSONS**

Notice is hereby given that the Wills of the following testators will be disposed of 90 days after the date of first publication of this Notice:

1. Albert J. Haslebacher, Will was executed on August 1, 1962;
2. Cecelia Haslebacher, Will was executed on August 1, 1962;
3. Elvy E. Johns, Jr., Will was executed on August 14, 1969;
4. Myrna Johns, Will was executed on August 14, 1969;
5. Elvin T. Eberhart, Will was executed on October 3, 1968;
6. Persis Ayer Eberhart, Will was executed on October 3, 1968;
7. Bruce Stuart Kerr, Will was executed on June 14, 1966;
8. Glenda Lou Kerr, Will was executed on June 14, 1966;
9. Andrew Jensen, Will was executed on May 27, 1964; and
10. Delphine M. Jensen, Will was executed on May 27, 1964.

All persons having claims against said estate are hereby required to present the same, with proper vouchers, within 90 days after the date of first publication of this Notice, as stated below, to the attorney who has custody of the Will at: GARRETT HEMANN ROBERTSON P.C., 1011 Commercial Street NE, Salem, OR 97301, or they may be barred.

DATED and published this 10th day of June, 2016.

HERESA M. WADE  
OSB No. 993880  
Garrett Hemann Robertson P.C.  
1011 Commercial Street NE  
Salem, OR 97301

6/10, 6/17, 6/24

**PLAINTIFF'S SUMMONS**

CIRCUIT COURT OF OREGON  
FOR MARION COUNTY

No. 14CV19947  
PLAINTIFF'S SUMMONS  
BY PUBLICATION

WILMINGTON SAVINGS  
FUND SOCIETY, FSB,  
DOING BUSINESS AS  
CHRISTINA TRUST, NOT IN  
ITS INDIVIDUAL CAPACITY,  
BUT SOLELY AS TRUSTEE  
FOR BCAT 2015-13ATT,  
Plaintiff,

v.

RANDY C. RUBIN  
AS PERSONAL  
REPRESENTATIVE OF  
THE ESTATE OF LINDA M.  
JACKSON, DECEASED;  
JULIE JACKSON; JANAI  
JACKSON; ROBERT C.  
JACKSON; JP MORGAN  
CHASE BANK; WEST  
COAST BANK; UNKNOWN  
SUCCESSOR TRUSTEES  
OF THE JACKSON FAMILY  
REVOCABLE TRUST DATED  
NOVEMBER 4, 2005; AND  
PERSONS OR PARTIES  
UNKNOWN CLAIMING  
ANY RIGHT, TITLE, LIEN,  
OR INTEREST IN THE  
PROPERTY DESCRIBED IN  
THE COMPLAINT HEREIN,  
Defendants.

TO: UNKNOWN SUCCESSOR TRUSTEES OF THE JACKSON FAMILY REVOCABLE TRUST DATED NOVEMBER 4, 2005; 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, WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTINA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2015-13ATT will apply to the Court for the relief demanded in the Complaint. The first date of publication is June 3, 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: Linda M. Jackson  
Property address: 200  
Howell Prairie Road SE,  
Salem, OR 97301  
Publication: Keizer Times

DATED this 10 day of May, 2016.

/s/ Craig Peterson  
Craig Peterson, OSB #120365  
Email:

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

6/3, 6/10, 6/17, 6/24

**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 86.745, the following information is provided:

1. PARTIES: Grantor: NELS P. JENSEN. Trustee: FIRST AMERICAN TITLE COMPANY. Successor Trustee: BEN C. FETHERSTON, JR., whose mailing address is 960 Liberty St SE Ste 110, Salem, OR 97302. Beneficiary: DUANE G. BEARD, trustee of the Duane G. Beard Revocable Living Trust, and SHEIRY T. BEARD, trustee of the Sheiry T. Beard Revocable Living Trust.

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

Real property located in Sections 27 and 34, Township 9 South, Range 3 West of the Willamette Meridian, described as follows:

Parcel I  
Beginning at an Iron pipe on the West boundary line, and 61.07 chains South of the Northwest corner of the Hamilton Campbell Donation Land Claim and running thence North 89°30' East 30.10 chains to an iron pipe on the West line of the Kester Land; thence South 14.76 chains to an iron pipe; thence South 88°30' West 16.98 chains to an iron pipe in the center of the County Road; thence North 50°20' West 5.11 chains; thence North 70°15' West 9.68 chains to an iron pipe on the West boundary line of said claim and at an angle in the center line of the County Road; thence North 8.43 chains to the place of beginning.

Parcel II  
Beginning at the Northwest corner of the Hamilton Campbell Donation Land Claim and running thence South along the West line of said Donation Land Claim 50.76 chains to an iron pipe; thence North 89°30' East 30.13 chains to the Kester Land; thence North 5.78 chains to the Southwest corner of the Terhune Land; thence North 6°20' East 36.20 chains to an iron pipe; thence North 9°30' East 9.13 chains to the North line of said Donation Land Claim; thence South 89°30' West along the North line of said Donation Land Claim, 35.66 chains to the place of beginning.

Excepting therefrom: Beginning at the Northwest corner of the Hamilton Campbell Donation land Claim; thence East along the North line of said Claim 35.66 chains; thence South 9°30' West 9.13 chains to a 1/2 inch iron pipe; thence South 6°20' West 6.881 chains to a 3/8 inch iron rod; thence North 80°05' West 12.385 chains to a 3/8 inch rod; thence North 6°38' East 3.937 chains to a 3/8 inch iron rod; thence North 89°41' West 21.70 chains to a 3/8 inch iron rod, on the West line of said Campbell Donation Land Claim; thence North 9.416 chains to the place of beginning.

Parcel III

Beginning at an iron pipe on the West boundary line, and 50.76 chains South of the Northwest corner of the Hamilton Campbell Donation Land Claim and running thence North 89°30' East 30.13 chains to an iron pipe on the West line of the Kester Land; thence South 10.31 chains to an iron pipe; thence South 89°30' West 30.10 chains to an iron pipe on the West boundary line of said claim; thence North 10.31 chains to the place of beginning.

3. RECORDING. The Trust Deed was recorded as follows: Date Recorded: January 10, 2006, at Reel 2592, Page 116 Official Records of Marion County, Oregon, as amended by instrument recorded February 2, 2015, at Reel 3669, Page 383 Official Records of Marion County, Oregon. The Appointment of Successor Trustee was recorded as follows: Date Recorded January 8, 2016, Reel 3773, Page 399, 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: the full balance of principal in the amount of \$536,313.99, which was due and payable in full on January 2, 2016; property taxes and assessments, as due; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest, plus pre-foreclosure attorney fees.

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 \$536,313.99; plus accrued but unpaid interest at the rate of 6.5% per annum; plus late charges, property taxes, advances and foreclosure attorney fees and costs.

6. SALE OF PROPERTY. The Trustee hereby elects to sell the property and states that the property will be sold to satisfy the obligations secured by the Trust Deed.

7. TIME OF SALE. Date: August 1, 2016 Time: 10:00 a.m. Place: Marion County Courthouse, 100 High St NE, Salem, Oregon.

8. RIGHT TO REINSTATE. Any person named in ORS 86.753 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 86.753.

9. IF RESIDENTIAL PROPERTY. 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 contact the Trustee at 503.581.1542.  
DATED: June 8, 2016.

Ben C. Fetherston, Jr.,  
Successor Trustee  
Fetherston Edmonds, LLP  
960 Liberty St SE STE 110  
Salem, OR 97302.

6/17, 6/24, 7/1, 7/8

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

Reference is made to that certain trust deed made by LESLIE RUKKE AND KAREN RUKKE, HUSBAND AND WIFE as grantor, to FIDELITY NATIONAL TITLE INS CO as trustee, in favor of WELLS FARGO BANK, N.A. as beneficiary, dated January 8, 2010, recorded January 19, 2010, in the mortgage records of Marion County, Oregon,

as Document No. Reel: 3142 Page: 213, covering the following described real property situated in said county and state, to wit:

LOT 6, BLOCK 1, SENECAL ESTATES, MARION COUNTY, OREGON

PROPERTY ADDRESS:  
1740 Woodland Ave,  
Woodburn, OR 97071

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 \$5,911.74 beginning October 1, 2015 through April 15, 2016; plus accrued late charges in the amount of \$24.45; 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: \$98,016.20 with interest thereon at the rate of 5.25000 percent per annum beginning September 1, 2015; plus escrow advances of \$3,397.36; plus accumulated late charges in the amount of \$24.45; 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 22, 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.

6/17, 6/24, 7/1, 7/8

**NOTICE TO INTERESTED PERSONS****IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION**

Probate Department  
Case No. 16PB02733  
**NOTICE TO INTERESTED PERSONS**  
In the Matter of the Estate of  
**AGUSTIN AGUILERA GARCIA, Deceased.**

NOTICE IS HEREBY GIVEN that Jose Aguilera has been appointed as Personal Representative. All persons having claims against the Estate are required to present them, with vouchers attached, to the Personal Representative, Jose Aguilera, c/o Michael J. Rose, 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 the attorneys for the personal representative,

Dated this 1st day of June, 2016.

Date of first publication: June 10, 2016.

Michael J. Rose, OSB #144194  
Attorney for Personal Representative

**Personal Representative**

Jose Aguilera  
1065 Kelowna Ct.  
Woodburn, OR 97071  
(503) 951-3092

**Attorney for Personal Representative**

Michael J. Rose,  
OSB # 144194  
P.O. Box 12806  
Salem, OR 97309  
503-371-9636  
fax: (503) 371-2879  
e-mail:  
mike@mcginty-belcher.com

6/10, 6/17, 6/24

**NOTICE OF SHERIFF'S SALE**

On 18th 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: 206 5th St S, Silverton, in the case of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. NICK W. HUEY, 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>

6/17, 6/24, 7/1, 7/8

**NOTICE OF SHERIFF'S SALE**

On 18th 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: 3215 Mooreland Ave NE, Salem, in the case of NATIONSTAR MORTGAGE LLC, Plaintiff, vs. BALDOMERO MUNOZ V, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

6/17, 6/24, 7/1, 7/8

**NOTICE OF SHERIFF'S SALE**

On 18th 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: 261 Greenwood Dr, Jefferson, in the case of BENEFICIAL OREGON INC., Plaintiff, vs. BARBARA L. DEMPSEY, STATE OF OREGON, PARTIES IN POSSESSION, Defendant(s). For more information go to <http://oregonsheriffssales.org>

6/17, 6/24, 7/1, 7/8

**NOTICE OF SHERIFF'S SALE**

On 18th 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: 6489 14th Ave NE, Keizer, in the case of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE6 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE6, Plaintiff, vs. CHARLES MUELLER AKA CHARLES FREDERIC MUELLER, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., GE MONEY BANK, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

6/17, 6/24, 7/1, 7/8

**NOTICE OF SHERIFF'S SALE**

On 18th 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: 1215 Alder Dr NE, Keizer, in the case of OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON, Plaintiff, vs. JUSTIN R. NUNNEMAKER, UNITED STATES OF AMERICA, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

6/17, 6/24, 7/1, 7/8

**NOTICE OF SHERIFF'S SALE**

On 18th 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: 808 Browning Ave S, Salem, in the case of WELLS FARGO BANK, NA, Plaintiff, vs. DAVID TAN, NHI T. DIEP, JIMMY JIN, YENONG QI, HARRY LIU, XIAOTONG WANG, SMS FINANCIAL XXIII, L.L.C., JCC LTD dba A CHECK CASHING STORE, MITCHELL-PHILLIPS LAW, P.C., EL WACO LIMITED PARTNERSHIP, STATE OF OREGON, DEPARTMENT OF REVENUE, UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE, CHARLES WILSON, DOES 1-2, BEING ALL OCCUPANTS OR OTHER PERSONS OR PARTIES CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE AMENDED COMPLAINT HEREIN AND LOCATED AT 808 BROWNING AVENUE S., SALEM, OR 97302, Defendant(s). For more information go to <http://oregonsheriffssales.org>

6/17, 6/24, 7/1, 7/8

**NOTICE OF SHERIFF'S SALE**

On 19th 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: 4532 Johnissee Court NE, Salem, in the case of GREEN TREE SERVICING, LLC, Plaintiff, vs. THE UNKNOWN HEIRS AND DEVISEES OF LARRY L. ETZEL, LARRY ANDREW ETZEL, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., EQUITY I LENDERS GROUP, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

6/17, 6/24, 7/1, 7/8