

public notices

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

Reference is made to that certain trust deed made by ROBERT B. MOORE AND JUDY A. LAPLANTE as grantor, to FIDELITY NATIONAL TITLE INS CO as trustee, in favor of WELLS FARGO BANK, N.A. as beneficiary, dated August 27, 2009, recorded August 28, 2009, in the mortgage records of Marion County, Oregon, as Document No. REEL; 3099 PAGE; 271, covering the following described real property situated in said county and state, to wit:

BEGINNING AT AN IRON PIPE ON THE NORTH LINE OF LOT 20, BLOCK 5, HICKS-JONES SUBDIVISION, MARION COUNTY, OREGON, WHICH IS 152.05 FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 14° 15' EAST PARALLEL WITH THE EAST LINE OF SAID LOT, A DISTANCE OF 175 FEET TO AN IRON PIPE SET IN THE SOUTH LINE THEREOF; THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 76 FEET TO AN IRON PIPE; THENCE NORTH 14° 15' WEST 175 FEET TO AN IRON PIPE ON THE NORTH LINE OF SAID LOT; THENCE EAST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 76 FEET TO THE PLACE OF BEGINNING.

PROPERTY ADDRESS: 1075 Clearview 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 in the total amount of \$13,430.70 beginning May 1, 2015 through April 29, 2016; plus accrued late charges in the amount of \$949.07; 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: \$132,262.94 with interest thereon at the rate of 5.25000 percent per annum beginning April 1, 2015; plus escrow advances of \$1,907.32; plus a recoverable balance of \$833.00; plus pro rata MIP/PMI in the amount of \$109.56; plus accumulated late charges in the amount of \$949.07; 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 26, 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.

6/10, 6/17, 6/24, 7/1

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: 4445 Cedar Ave N, Keizer, in the case of WELLS FARGO BANK, N.A., Plaintiff, vs. DAVID R MACHADO, FLYNN D. CASE, TRUSTEE OF THE FLYNN D. CASE LIVING TRUST, OSCAR MACHADO, DOES 1-2, BEING ALL OCCUPANTS OR OTHER PERSONS OR PARTIES CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN AND LOCATED AT 4445 CEDAR AVENUE NORTH, KEIZER, OR 97303, 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: 4359 Alderbrook Ave SE, Salem, in the case of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FNMA"), Plaintiff, vs. CONSTANCE B. YOST, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 4359 ALDERBROOK AVE SE, 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: 4867 Capistrano Ct NE, Salem, in the case of DITECH FINANCIAL LLC FKA GREENTREE SERVICING LLC, Plaintiff, vs. LANCE T HOWARD, CHARLA M. HOWARD, 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 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: 1615 Ecola Way, Woodburn, in the case of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS, Plaintiff, vs. ARTICE CARTER AKA ARTICE LEIGH CARTER AKA ARTICE LEIGH BEEKMAN, SENIOR ESTATES GOLF AND COUNTRY CLUB, STATE OF OREGON, OCCUPANTS OF THE PREMISES, 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: 2655 5th St NE, Salem, in the case of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. STUART T. LENT, FIRST HORIZON HOME LOAN CORPORATION, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING AT RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 2655 5TH ST NE, SALEM, OREGON 97303, Defendant(s). For more information go to <http://oregonsheriffssales.org>

6/24, 7/1, 7/8, 7/15

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: 9390 Charity Ave NE, Salem, in the case of U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-HE3, Plaintiff, vs. FRED M. TATE III, DENAE M. TATE, BETHEL PARK HOMEOWNER'S ASSOCIATION, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., OCWEN LOAN SERVICING, LLC, SUCCESSOR TO EQUIFIRST CORPORATION, CAPITAL ONE BANK (USA), N.A., STATE OF OREGON, PARTIES IN POSSESSION, Defendant(s). For more information go to <http://oregonsheriffssales.org>

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 Michael Stewart and Michelle Stewart AS TENANTS BY THE ENTIRETY as grantor, to Fidelity National Title Insurance Company as trustee, in favor of Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Paramount Equity Mortgage, LLC as beneficiary, dated June 19, 2012, recorded June 27, 2015, in the mortgage records of Marion County, Oregon, as Document No. REEL: 3397 PAGE: 412, and assigned to FirstKey Mortgage, LLC on April 22, 2016 in the records of Marion County, Oregon, as Document No. Reel 3809 Page 495, covering the following described real property situated in said county and state, to wit:

LOT 4, BLOCK 14, PALMA CIEA VILLA NO. 2, IN THE CITY OF KEIZER, MARION COUNTY, OREGON.

PROPERTY ADDRESS: 938 N Ventura Street, 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 \$10,243.60 beginning September 1, 2015; plus accrued late charges of \$150.88; plus other fees and costs in the amount of \$32.50; 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: \$170,012.84 with interest thereon at the rate of 4.37500 percent per annum beginning August 1, 2015; plus escrow advances in the total amount of \$1,420.09; plus accrued late charges in the total amount of \$150.88; plus other fees and costs in the amount of \$77.25; 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 October 24, 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 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

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710 Second Ave, Suite 710
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WILL BE TAKEN AGAINST THE PROPERTY ONLY.

6/24, 7/1, 7/8, 7/15

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

**Probate Department
Case No. 16PB03910
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of
EUNICE MAE PENNY,
Deceased.**

NOTICE IS HEREBY GIVEN THAT Marcus Williams 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, Marcus Williams, c/o Kathryn M. Belcher, 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 16th day of June.

Date of first publication: June 24, 2016.

Kathryn M. Belcher,
OSB #992200
Attorney for Personal Representative

Personal Representative

Marcus Williams
850 foothill Ct. NE #110
Keizer. OR 97303
(503)269-6690

Attorney for Personal Representative

Kathryn M. Belcher,
OSB #992200
McGinty & Belcher,
Attorneys, P.C.
P.O. Box 12806
Salem, OR 97309
Tel: (503) 371-9636
Fax: (503) 371 -2879
E-mail:
kathy@mcginty-belcher.com

6/24, 7/1, 7/8

NOTICE TO INTERESTED PERSONS

ESTATE OF REBECCA MARIE SCHOFF
NOTICE TO INTERESTED PERSONS
Case No. 160B03314

In the Circuit Court of the State of Oregon for the County of Marion, Probate Department.

In the Matter of the Estate of Rebecca Marie Schoff, deceased.

Notice is hereby given that Robert L. Dorszynski has been appointed as Personal Representative in the above estate. All persons having claims against the estate are required to present them to the undersigned Personal Representative at: P.O. Box 3050, Salem, Oregon 97302, within four months after the date of the first publication of this notice, as stated below or they 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 or the personal representative.

Date first published: June 17, 2016.

Robert L. Dorszynski,
Personal Representative
P.O. Box 3050
Salem OR 97302

6/17, 6/24, 7/1

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: 10791 Arndt Rd NE, Aurora, in the case of NATIONSTAR MORTGAGE COMPANY, LLC DBA CHAMPION MORTGAGE COMPANY, Plaintiff, vs. UNKNOWN HEIRS OF PEARL KOSTA, RICHARD KOSTA, SR, PERSONAL REPRESENTATIVE OF THE ESTATE OF PEARL KOSTA, UNITED STATES OF AMERICA, STATE OF OREGON, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

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

Behind the wheel
there is
no such thing
as a small distraction.

OIA ORTHOPAEDIC TRAUMA ASSOCIATION

AAOS AMERICAN ACADEMY OF ORTHOPAEDIC SURGEONS

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