

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION
 No. 16PB03489 - Probate
 In the Matter of the Estate of Richard R. Anderson, Deceased

Notice is hereby given that by Order of the Circuit Court of the State of Oregon for Marion County, Probate No. 16PB03489, Pioneer Trust Bank, N.A. has been appointed Personal Representative of the ESTATE OF RICHARD R. ANDERSON, deceased.

All persons having claims against said estate are required to present such claims, with proper vouchers, to the undersigned Personal Representative, c/o Sarah K. Rinehart, Attorney at Law, 117 Commercial Street NE, Suite 300, Salem, Oregon 97301, within four (4) months after the date of first publication of this notice, or the claims may be barred.

All persons whose rights may be affected by these proceedings may obtain additional information from the Personal Representative, the attorney for the Personal Representative, or from the records of the court.

Dated and first published July 8, 2016.

Pioneer Trust Bank, N.A.
 Personal Representative

Sarah K. Rinehart,
 Attorney at Law
 OSB# 821142
 117 Commercial Street NE,
 Suite 300
 Salem, Oregon 97301
 Attorney for Personal Representative

7/8, 7/15, 7/22

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by LLOYD SCROGGINS, A MARRIED MAN as grantor, to U.S. Bank Trust Company, National Association as trustee, in favor of U.S. Bank National Association ND as beneficiary, dated November 3, 2006, recorded November 7, 2006, in the mortgage records of Marion County, Oregon, as Document No. Reel 2730, Page 429, covering the following described real property situated in said county and state, to wit:

LOT 26, BLOCK 8, TIMBERVIEW SUBDIVISION PHASE II, MARION COUNTY, OREGON.

PROPERTY ADDRESS: 6937 FENWICK CT 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 of \$27,875.40 beginning October 1, 2014; plus other fees and costs in the amount of \$957.00; 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: \$189,651.16 with interest thereon at the rate of 6.90000 percent per annum beginning October 1, 2014; plus other fees and costs in the amount of \$957.00; 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 October 28, 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.

7/8, 7/15, 7/22, 7/29

NOTICE OF SHERIFF'S SALE

On 15th day of August, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1455 E Ave NE, Salem, in the case of OCWEN LOAN SERVICING, LLC, Plaintiff, vs. BRITTNEY ANN HIBDON AKA BRITTNAY ANN HIBDON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/15, 7/22, 7/29, 8/5

NOTICE OF SHERIFF'S SALE

On 15th day of August, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 8232 Squirrel Hill Rd SE, Salem, in the case of OCWEN LOAN SERVICING, LLC, Plaintiff,

vs. DEANNE L. FOSTER AKA DEANNE LEE FOSTER, LYNN CHARLES FOSTER, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/15, 7/22, 7/29, 8/5

NOTICE OF SHERIFF'S SALE

On 15th day of August, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1245 Cherry Ct, Stayton, in the case of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2006 MASTR ASSET-BACKED SECURITIES TRUST 2006-NC3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC3, Plaintiff, vs. MELISSA MIOTKE AKA MELISSA KAY MIOTKE, TIM MIOTKE, CITIBANK N.A., CAVALRY SPV I, LLC, WELLS FARGO BANK, N.A., OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/15, 7/22, 7/29, 8/5

NOTICE OF SHERIFF'S SALE

On 15th day of August, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1185 & 1195 18th St SE, Salem, in the case of WELLS FARGO BANK, N.A., Plaintiff, vs. ELISA LEVIAS, INTERNAL REVENUE SERVICE, Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/15, 7/22, 7/29, 8/5

NOTICE OF SHERIFF'S SALE

On 16th day of August, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4930 Hancock Ave NE, Salem, in the case of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR AMERICAN GENERAL MORTGAGE LOAN TRUST 2010-1 AMERICAN GENERAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2010-1, Plaintiff, vs. TIMOTHY PEARCE, INDIVIDUALLY AND AS CONSTRUCTIVE TRUSTEE OF THE ESTATE OF M.A. PETE PEARCE AKA MILTON A. PEARCE, UNKNOWN HEIRS OF M.A. PETE PEARCE AKA MILTON A. PEARCE, PARTIES IN POSSESSION, Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/15, 7/22, 7/29, 8/5

NOTICE OF SHERIFF'S SALE

On 16th day of August, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 368 E Union St, Jefferson, in the case of NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JAMES L HOOK AKA JAMES LESTER HOOK, CREDITORS COLLECTION SERVICE, INC., OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/15, 7/22, 7/29, 8/5

NOTICE OF SHERIFF'S SALE

On 15th day of August, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1046 Royalty Dr NE, Salem, in the case of U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. DARCI A HARRINGTON, ET AL, Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/15, 7/22, 7/29, 8/5

NOTICE OF SHERIFF'S SALE

On 15th day of August, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1937 Warner

St NE, Salem, in the case of HOMESTREET BANK, a Washington state chartered savings bank, Plaintiff, vs. JEREMY G. ALLEN, an individual, JENNIFER E. ALLEN, an individual, ALL OCCUPANTS OF THE REAL PROPERTY LOCATED AT 1937 WARNER STREET NE, SALEM, OREGON, OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION, A NONPROFIT PUBLIC BENEFIT CORPORATION, CAPITAL ONE BANK, N.A., Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/15, 7/22, 7/29, 8/5

NOTICE OF SHERIFF'S SALE

On 16th day of August, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 11813 Summit Loop SE, Turner, in the case of CP-SRMOF II 2012-A TRUST, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN IT'S INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE, Plaintiff, vs. TIA G. MENZEL, DONALD E. MOSER, 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>

7/15, 7/22, 7/29, 8/5

NOTICE OF SHERIFF'S SALE

On 16th day of August, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 2175 Heath St S, Salem, in the case of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST, Plaintiff, vs. ROBERT H. PASS, LINDA D PASS, STATE OF OREGON, HUDSON & KEYSE LLC, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/15, 7/22, 7/29, 8/5

NOTICE OF SHERIFF'S SALE

On 16th day of August, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 230 Kenwood Ave NE, Salem, in the case of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2007-8CB), Plaintiff, vs. MARK W. MILLS, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 230 KENWOOD AVENUE NE, SALEM, OR 97301, Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/15, 7/22, 7/29, 8/5

NOTICE OF SHERIFF'S SALE

On 22nd 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: 3272 Tierra Dr NE, Salem, in the case of JPMORGAN CHASE BANK, N.A., Plaintiff, vs. JORGE FRAGOSO RAMIREZ,

GUADALUPE ROCHA GONZALEZ, ALEJANDRO ORTEGA, MIDLAND FUNDING LLC, 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>

7/1, 7/8, 7/15, 7/22

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by MYKELLE K MARSDEN as grantor, to FIDELITY NATIONAL TITLE INSURANCE COMPANY as trustee, in favor of WELLS FARGO BANK, N.A. as beneficiary, dated February 25, 2009, recorded March 5, 2009, in the mortgage records of Marion County, Oregon, as Document No. REEL: 3039 PAGE: 283, covering the following described real property situated in said county and state, to wit:

LOT 9, BLOCK 74, E.E. WILD PROPERTY NORTH SALEM, MARION COUNTY, OREGON

PROPERTY ADDRESS: 925 SHIPPING STREET NE, Salem, OR 97301

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 \$6,987.35 beginning July 1, 2015 through May 25, 2016; plus accrued late charges in the amount of \$217.69; plus other fees and costs in the amount of \$15.00; 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: \$56,397.37 with interest thereon at the rate of 6.00000 percent per annum beginning June 1, 2015; plus escrow advances of \$1,725.58; plus accumulated late charges in the amount of \$217.69; plus other fees and costs in the amount of \$15.00; 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 October 10, 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.

7/15, 7/22, 7/29, 8/5

NOTICE OF SHERIFF'S SALE

On 15th day of August, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1089 Jenah St SE, Salem, in the case of SUNTRUST MORTGAGE INC., ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS, Plaintiff, vs. KERY BELL AKA KERY LOUISE BELL, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/15, 7/22, 7/29, 8/5

puzzle answers

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