

public notices

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: 225 Elma Ave NE, Salem, in the case of WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR VM TRUST SERIES 1, A DELAWARE STATUTORY TRUST, Plaintiff, vs. ERIC SCOTT THOMPSON, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., CORESTAR FINANCIAL GROUP, LLC, OREGON CREDIT AND COLLECTION BUREAU, INC., SERI MICHELLE THOMPSON, STATE OF OREGON, 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 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: 4092 Sylvia St SE, Salem, in the case of U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, Plaintiff, vs. ROSALINDA LORENZANA, TARGET NATIONAL BANK, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

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

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

In the Circuit Court of the State of Oregon for the County of Marion Case No. 16PB04234

In the Matter of the Estate of Barbara E. Ridgeway, Deceased.

Notice is hereby given that Barbara E. Ridgeway died June 5, 2016, and that by order of the above entitled Court, the undersigned has been appointed Personal Representative.

All persons having claims against the Estate are required to present them to the Personal Representative at 693 Chemeketa Street NE, Post Office Box 2247, Salem, Oregon 97308-2247, within four months after the date of first publication of this notice or said claims may be barred.

All persons whose rights may be affected by this proceeding are advised that additional information may be obtained from the records of the Court, the Personal Representative, or the attorneys for the Personal Representative.

Jo Ellen Jarvis
Personal Representative

Sherman, Sherman, Johnnie & Hoyt, LLP
Attorneys for Personal Representative
693 Chemeketa Street
Post Office Box 2247
Salem, Oregon 97308-2247

Date of first publication: July 15, 2016

Second and third publication: July 22, 2016, July 29, 2016

7/15, 7/22, 7/29

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

Reference is made to that certain trust deed made by KENT E. JENSEN as grantor, to First American Title as trustee, in favor of New Century Mortgage Corporation as beneficiary, dated July 18, 2006, recorded July 25, 2006, in the mortgage records of Marion County, Oregon, as Document No. Reel 2681 Page 177, and assigned to Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates on March 25, 2015 in the records of Marion County, Oregon, as Document No. Reel 3683 Page 129, covering the following described real property situated in said county and state, to wit:

LOT 32, BLOCK 38, WOODBURN SENIOR ESTATES NO. 4, IN MARION COUNTY, OREGON.

PROPERTY ADDRESS: 1750 THOMPSON ROAD,

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 \$29,780.60 beginning January 1, 2014; plus escrow advances in the total amount of \$49.74; plus other fees and costs in the amount of \$1,228.00; 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: \$117,799.56 with interest thereon at the rate of 5.12500 percent per annum beginning December 1, 2013; plus escrow advances in the total amount of \$7,179.73; plus other fees and costs in the amount of \$1,228.00; 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 November 16, 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

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

Reference is made to that certain trust deed made by VARVARA E. KONEV, A SINGLE PERSON as grantor, to FIDELITY NATIONAL TITLE INS CO as trustee, in favor of WELLS FARGO BANK, N.A. as beneficiary, dated July 9, 2004, recorded July 12, 2004, in the mortgage records of Marion County, Oregon, as Document No. Reel 2345, Page 97, covering the following described real property situated in said county and state, to wit:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 4, BLOCK 3, OAK HILL TRACTS, MARION COUNTY, OREGON, TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, MARION COUNTY, OREGON, WHICH POINT IS SOUTH 89°13' WEST, 34.55 FEET FROM THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 0°47' EAST, 160.0 FEET; THENCE SOUTH 89°13' WEST TO THE EAST RIGHT OF WAY LINE OF THE 12TH STREET CUTOFF HIGHWAY; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID HIGHWAY TO THE NORTH LINE OF THE ABOVE MENTIONED LOT 4; THENCE NORTH 89°13' EAST, 192.62 FEET TO THE PLACE OF BEGINNING. SAVE AND EXCEPT THAT PORTION OF SAID TRACT LYING IN LOT 5, MURRAY FIELD SUBDIVISION, MORE PARTICULARLY DESCRIBED AS BEING THAT PORTION BEGINNING ON THE NORTH LINE OF SAID TRACT THENCE RUNNING WESTERLY TO A POINT 120 FEET FROM THE NORTHEAST CORNER OF SAID TRACT; THENCE RUNNING SOUTH 05°21'30" WEST, 160.70 FEET, MORE OR LESS, THENCE EAST 135 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; AND THENCE NORTH 160 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 4144 12TH ST CUTOFF SE, 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 \$42,865.67 beginning September 1, 2013 through June 1, 2016; plus accrued late charges in the amount of \$197.36; 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: \$197,877.03 with interest thereon at the rate of 3.75000 percent per annum beginning August 1, 2013; plus escrow advances of \$10,159.38; plus a recoverable balance of \$3726.00; plus accumulated late charges in the amount of \$197.36; 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 TO INTERESTED PERSONS

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

Case No.: 16PB03390
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of: KAYDEN MICHAEL BEAUMONT, Deceased.

NOTICE IS HEREBY GIVEN that Nathan Parker has been appointed personal representative of the estate of Nathan Parker. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned personal representative at:

David L. Carlson, P.C.
PO Box 13066

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, David L. Carlson, P.C., PO Box 13066, Salem, Oregon 97309.

Dated and first published: July 15, 2016.

7/15, 7/22, 7/29

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: 396 Khartoum St SE, Salem, in the case of U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR AMORTIZING RESIDENTIAL COLLATERAL TRUST MORTGAGE P A S S T H R O U G H CERTIFICATES, SERIES 2004-1, Plaintiff, vs. RONALD CAMPUZANO, MARY CAMPUZANO, INGE M. POLING, STATE OF OREGON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

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

SUMMONS BY PUBLICATION

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

Case No.: 15CV34341
SUMMONS BY PUBLICATION

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA,

Plaintiff,

vs.

THE UNKNOWN HEIRS AND DEVISEES OF CINDY G. PFAU; THE UNKNOWN HEIRS AND DEVISEES OF RANDY E. LOWE; ANGELA JOHNSON; ELAINA BRUCE; JUSTIN LOWE; JENNA LOWE; JASON PFAU; THOMAS PFAU; OCCUPANTS OF THE PROPERTY,

Defendants.

To: THE UNKNOWN HEIRS AND DEVISEES OF CINDY G. PFAU, THE UNKNOWN HEIRS AND DEVISEES OF RANDY E. LOWE, JUSTIN LOWE, ANGELA JOHNSON, AND OCCUPANTS OF THE PROPERTY

You are hereby required to appear and defend the Complaint filed against you in the above entitled cause within thirty (30) days from the date of service of this summons upon you, 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.

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" (or "reply") must be given to the court clerk or administrator within 30 days of the date of first publication specified herein 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 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 relief sought in the Complaint is the foreclosure of the property located at 4370 75th Avenue SE, Salem, OR 97301.

Date of First Publication: July 22, 2016.

McCarthy & Holthus, LLP
_s/ Jeremy Clifford
Jeremy Clifford, OSB# 142987
920 SW 3rd Avenue,

First Floor
Portland, OR 97204
Phone: (855) 809-3977
Fax: (971) 201-3202
jclifford@mccarthyholthus.com
Of Attorneys for Plaintiff

7/22, 7/29, 8/5, 8/12

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

STORAGE AUCTION

**Self-Storage Auction
Chemawa Rd. Mini Storage
5015 Windsor Island Rd.
Keizer Or 97303
Saturday August 6th 2016
@ 10:00 am**

59 SWEGER, Erik
83 Purinton, Jessi
124 MYERS, PENNY
139 MADRILES, KIMERLY
162 SOLIS, JUAN
197 Julie Tingue
250 LEMOS, KELLY
279 Breckheimer, Steve & Rosalie

Sale Subject To Cancellation
Chemawa Rd. mini Storage
reserves the Right to refuse
any and all bids.

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: 1059 Bryan St, Woodburn, in the case of DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF DOVER MORTGAGE CAPITAL 2005-A CORPORATION, GRANTOR TRUST CERTIFICATES, SERIES 2005-A, Plaintiff, vs. ANTONIO BOTELLO, an individual, MARIA A BOTELLO, an individual, ALL OTHER PERSONS, PARTIES, OR OCCUPANTS UNKNOWN CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE TO THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

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

NOTICE TO INTERESTED PERSONS

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

In the Matter of the Estate of Phillip H. Goulet, Deceased.
No. 16PB04506 - Probate
NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of the estate of the above named decedent. All persons having claims against the estate are required to present such claims within four months after the date of first publication of this notice, to Barbara Jo Smith, PO Box 1048, Salem, OR 97308, or the claims may be barred.

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

Dated and first published July 22, 2016.

vs Jamie Zaffino
Personal Representative

Barbara Jo Smith,
OSB #950175
Heltzel Williams PC
P. O. Box 1048
Salem, Oregon 97308-1048
Attorneys for Personal Representative

7/22, 7/29, 8/5