

SUMMONS

This is an action for Judicial Foreclosure of real property commonly known as 315 S Pershing Street, Mount Angel, Oregon 97362. A motion or answer must be given to the court clerk or administrator within 30 days of the date of the first publication specified herein along with the required filing fee.

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION
Case No. 16CV15331

SUMMONS

ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 315 S PERSHING STREET, MOUNT ANGEL, OREGON 97362

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST,

Plaintiff,

v.

DANIEL M. HERNANDEZ; JESSICA M. HERNANDEZ; MAIN STREET ACQUISITION CORP.; CAPITAL ONE BANK USA NA; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 315 S PERSHING STREET, MOUNT ANGEL, OREGON 97362,

Defendants.

TO DEFENDANTS ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 315 S PERSHING STREET, MOUNT ANGEL, OREGON 97362:

IN THE NAME OF THE STATE OF OREGON: You are hereby required to appear and defend the action filed against you in the above-entitled cause within 30 days from the date of service of this Summons upon you; and if you fail to appear and defend, for want thereof, the Plaintiff will apply to the court for the relief demanded therein.

Dated: August 5, 2016
ALDRIDGE PITE, LLP

By: /s/
Megan R. Rickert
OSB #136404
(858) 750-7600
(503) 222-2260 (facsimile)
mrickert@aldridgepite.com
Of Attorneys for Plaintiff

NOTICE TO DEFENDANT/ 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 30 days (or 60 days for Defendant United States or State of Oregon Department of Revenue) 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 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.

8/5, 8/12, 8/19, 8/26

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by BUFFY HOWELL AND ERIC HOWELL, HUSBAND AND WIFE, THEIR HEIRS, SUCCESSORS AND ASSIGNS as grantor, to FIDELITY NATIONAL TITLE INS CO as trustee, in favor of WELLS FARGO BANK, N.A. as beneficiary, dated December 31, 2010, recorded January 4, 2011, in the mortgage records of Marion County, Oregon, as Document No. REEL: 3248 PAGE: 147, covering

the following described real property situated in said county and state, to wit:

LOT 5, BLOCK 3, CANDY FLOWER, IN THE CITY OF SALEM, COUNTY OF MARION AND STATE OF OREGON
PROPERTY ADDRESS: 1886 Yvonne St. SE, 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 \$5,456.76 beginning November 1, 2015 through June 23, 2016; plus accrued late charges in the amount of \$116.00; 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: \$97,022.74 with interest thereon at the rate of 4.87500 percent per annum beginning October 1, 2015; plus escrow advances of \$570.10; plus accumulated late charges in the amount of \$116.00; 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 7, 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 methamphetamine, 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 the concluding 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.

8/12, 8/19, 8/26, 9/2

NOTICE OF SHERIFF'S SALE

On 12th day of September, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 6494 Fruitland Road NE, Salem, in the case of OCWEN LOAN SERVICING, LLC, Plaintiff, vs. ESTATE OF ALBERT J. WILLIAMS, THE UNKNOWN DEVISEES OF ALBERT J. WILLIAMS, CAPITAL ONE BANK, USA N.A., ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 6494 FRUITLAND ROAD NE, SALEM, OR 97317, Defendant(s). For more information go to <http://oregonsheriffssales.org>

8/12, 8/19, 8/26, 9/2

NOTICE OF SHERIFF'S SALE

On 12th day of September, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1004, 1006 & 1008 Park Ave. NE, Salem, in the case of WELLS FARGO BANK, N.A., Plaintiff, vs. DAVID Y. TAN, NHI T. DIEP, ASSET RECOVERY GROUP, HARRY LIU, STATE OF OREGON, DEPARTMENT OF REVENUE, SMS FINANCIAL XXIII, L.L.C., WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR BNC MORTGAGE LOAN TRUST 2007-4, MORTGAGE PASS-THROUGH CERTIFICATE, SERIES 2007-4, JCC LTD dba A CHECK CASHING STORE, MITCHELL-PHILLIPS LAW, P.C., EL WACO LIMITED PARTNERSHIP, 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 1004, 1006, 1008 PARK AVENUE NE, SALEM, OR 97301, Defendant(s). For more information go to <http://oregonsheriffssales.org>

8/12, 8/19, 8/26, 9/2

NOTICE OF SHERIFF'S SALE

On 12th day of September, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 5049 4th PI N, Keizer, in the case of OCWEN LOAN SERVICING, LLC, Plaintiff, vs. RICK L. AYRES, MIDLAND FUNDING LLC, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

8/12, 8/19, 8/26, 9/2

NOTICE OF SHERIFF'S SALE

On 12th day of September, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1688 Abbie Ave SE, Salem, in the case of U.S. BANK NATIONAL

ASSOCIATION, Plaintiff, vs. KYLE MCMANN, CAROL MCMANN, ET AL, Defendant(s). For more information go to <http://oregonsheriffssales.org>

8/12, 8/19, 8/26, 9/2

NOTICE OF SHERIFF'S SALE

On 12th day of September, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1994 42nd Ave. SE, Salem, in the case of VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNERS, LLC, ITS TRUSTEE, a limited liability company, Plaintiff, vs. MARIA L. RIOS, an individual, U.S. BANK, NATIONAL ASSOCIATION N.D., a national association, CITIBANK SOUTH DAKOTA NA, a national association, CAVALRY PORTFOLIO SERVICES, LLC, a limited liability company, DOES 1 through 10 inclusive, ROES 1 through 10 inclusive, Defendant(s). For more information go to <http://oregonsheriffssales.org>

8/12, 8/19, 8/26, 9/2

NOTICE TO INTERESTED PERSONS

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

No. 16PB 04607
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of Charles William Ertelt,

NOTICE IS HEREBY GIVEN that Dorothy E. Ertelt has been appointed as Personal Representative of the above captioned estate. All persons having claims against said estate are required to present such claims, within four months after the date of the first publication of this notice, to Dorothy E. Ertelt c/o Randall J. Adams, Attorney for Personal Representative, PO Box 680, Mt. Angel, Oregon 97362, 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: August 12, 2016.

/s/ Dorothy E. Ertelt

Personal Representative

8/12, 8/19, 8/26

NOTICE OF SHERIFF'S SALE

On 12th day of September, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1195 Hood St NE, Salem, in the case of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, Plaintiff, vs. TERRY L. PHIPPS, DEBORAH K. DAVIS, QUICK COLLECT, INC., OREGON CREDIT & COLLECTION BUREAU, INC., RAY KLEIN, INC. D/B/A PROFESSIONAL CREDIT SERVICE, PARTIES IN POSSESSION, Defendant(s). For more information go to <http://oregonsheriffssales.org>

8/12, 8/19, 8/26, 9/2

NOTICE OF SHERIFF'S SALE

On 12th day of September, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 968 Salamander Rd SE, Jefferson, in the case of ABS LOAN TRUST, Plaintiff, vs. RAYMOND MORENO, PHH MORTGAGE SERVICES, PARTIES IN POSSESSIONS, Defendant(s). For more information go to <http://oregonsheriffssales.org>

8/12, 8/19, 8/26, 9/2

NOTICE OF SHERIFF'S SALE

On 12th day of September, 2016, at , at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the

following real property: 4529 Anneka Loop SE, Salem, in the case of GREEN TREE SERVICING, LLC, Plaintiff, vs. THE UNKNOWN HEIRS AND DEVISEES OF JOANN G. LEE AKA GERTRUDE JOANN LEE, JUSTIN MCBRIDE, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

8/12, 8/19, 8/26, 9/2

NOTICE OF SHERIFF'S SALE

On 13th day of September, 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 York Ave NE, Salem, in the case of FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff, vs. ANTONIA T O R R E S - S A M A R I N , MARION COUNTY, STATE OF OREGON, STATE OF OREGON DEPARTMENT OF JUSTICE, DIVISION OF CHILD SUPPORT, TYCO SALEM INC., ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 4445 YORK AVE NE, SALEM, OR 97305, Defendant(s). For more information go to <http://oregonsheriffssales.org>

8/12, 8/19, 8/26, 9/2

NOTICE OF SHERIFF'S SALE

On 13th day of September, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4830 7th Ave SE, Salem, in the case of FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff, vs. STEFANI TEW, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 4830 7TH AVE SOUTH EAST, SALEM, OR 97302, Defendant(s). For more information go to <http://oregonsheriffssales.org>

8/12, 8/19, 8/26, 9/2

NOTICE OF SHERIFF'S SALE

On 12th day of September, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4868 49th Ave NE, Salem, in the case of MIDFIRST BANK, Plaintiff, vs. MICHAEL S. HOFFERT, LISA D. HOFFERT, CITIFINANCIAL, INC., NEW HORIZON CREDIT, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

8/12, 8/19, 8/26, 9/2

NOTICE OF SHERIFF'S SALE

On 13th day of September, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1610 Tumalo Dr SE, Salem, in the case of FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff, vs. PATRICIA A. WEST, Defendant(s). For more information go to <http://oregonsheriffssales.org>

8/12, 8/19, 8/26, 9/2

PUBLISHED SUMMONS

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

Case No. 16JU04924
PUBLISHED SUMMONS
In the Matter of VALERIE ADAMASION CAREY, A Child.
TO: Rebecca Lee Carey
IN THE NAME OF THE STATE OF OREGON:

A petition has been filed asking the court to terminate your parental rights to the above-named child for the purpose of placing the child for adoption. YOU ARE REQUIRED TO PERSONALLY APPEAR BEFORE the Marion County Juvenile Court at 3030 Center Street NE, Salem, Oregon 97301, on the 19th day of September, 2016 at 9:00 a.m. to admit or deny the allegations of the petition

and to personally appear at any subsequent court-ordered hearing. YOU MUST APPEAR PERSONALLY IN THE COURTROOM ON THE DATE AND AT THE TIME LISTED ABOVE. AN ATTORNEY MAY NOT ATTEND THE HEARING IN YOUR PLACE. THEREFORE, YOU MUST APPEAR EVEN IF YOUR ATTORNEY ALSO APPEARS.

This summons is published pursuant to the order of the circuit court judge of the above-entitled court, dated July 25, 2016. The order directs that this summons be published once each week for three consecutive weeks, making three publications in all, in a published newspaper of general circulation in Marion County.

Date of first publication: August 5, 2016

Date of last publication: August 19, 2016

NOTICE

READ THESE PAPERS CAREFULLY

IF YOU DO NOT APPEAR PERSONALLY BEFORE THE COURT OR DO NOT APPEAR AT ANY SUBSEQUENT COURT-ORDERED HEARING, the court may proceed in your absence without further notice and TERMINATE YOUR PARENTAL RIGHTS to the above-named child either ON THE DATE SPECIFIED IN THIS SUMMONS OR ON A FUTURE DATE, and may make such orders and take such action as authorized by law.

RIGHTS AND OBLIGATIONS
(1) YOU HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY IN THIS MATTER. If you are currently represented by an attorney, CONTACT YOUR ATTORNEY IMMEDIATELY UPON RECEIVING THIS NOTICE. Your previous attorney may not be representing you in this matter.

IF YOU CANNOT AFFORD TO HIRE AN ATTORNEY and you meet the state's financial guidelines, you are entitled to have an attorney appointed for you at state expense. TO REQUEST APPOINTMENT OF AN ATTORNEY TO REPRESENT YOU AT STATE EXPENSE, YOU MUST IMMEDIATELY CONTACT the Marion Juvenile Department at 3030 Center Street NE, Salem, OR 97301, phone number (503) 588-5291, between the hours of 8:00 a.m. and 5:00 p.m. for further information.

IF YOU WISH TO HIRE AN ATTORNEY, please retain one as soon as possible and have the attorney present at the above hearing. If you need help 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.

IF YOU ARE REPRESENTED BY AN ATTORNEY, IT IS YOUR RESPONSIBILITY TO MAINTAIN CONTACT WITH YOUR ATTORNEY AND TO KEEP YOUR ATTORNEY ADVISED OF YOUR WHEREABOUTS.

(2) If you contest the petition, the court will schedule a hearing on the allegations of the petition and order you to appear personally and may schedule other hearings related to the petition and order you to appear personally. IF YOU ARE ORDERED TO APPEAR, YOU MUST APPEAR PERSONALLY IN THE COURTROOM, UNLESS THE COURT HAS GRANTED YOU AN EXCEPTION IN ADVANCE UNDER ORS 419B.918 TO APPEAR BY OTHER MEANS INCLUDING, BUT NOT LIMITED TO, TELEPHONIC OR OTHER ELECTRONIC MEANS. AN ATTORNEY MAY NOT ATTEND THE HEARING(S) IN YOUR PLACE.

PETITIONER'S ATTORNEY

Brian T. Raymer
Senior Assistant
Attorney General
Department of Justice
1162 Court Street NE
Salem, OR 97301-4096
Phone: (503) 934-4400

ISSUED this 28th day of July, 2016.

Issued by:
Brian T. Raymer #925431
Senior Assistant
Attorney General

8/5, 8/12, 8/19