

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by MANG P. VUE and SONYA MOUA as grantor, to FIDELITY NATIONAL TITLE INSURANCE COMPANY as trustee, in favor of WELLS FARGO HOME MORTGAGE, INC. as beneficiary, dated September 9, 2003, recorded September 16, 2003, in the mortgage records of Marion County, Oregon, as Document No. Reel: 2198 Page: 366, covering the following described real property situated in said county and state, to wit:

LOT 6, BLOCK 4, OAK PARK, IN THE COUNTY OF MARION AND STATE OF OREGON.

PROPERTY ADDRESS: 4855 Falcon Court NE, Salem, OR 97305

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 \$5,404.64 beginning January 1, 2016 through June 30, 2016; plus accrued late charges in the amount of \$120.24; 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: \$91,464.01 with interest thereon at the rate of 6.00000 percent per annum beginning December 1, 2015; less an escrow balance of \$429.09; plus accumulated late charges in the amount of \$120.24; 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 21, 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.

9/2, 9/9, 9/16, 9/23

NOTICE OF PETITION OF ADOPTION

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

Case No. 16AP00344
NOTICE OF PETITION OF ADOPTION
In the Matter of the Adoption of ERIKA ASHLEY MONTTOYA, Minor Child.

NOTICE IS HEREBY GIVEN that on May 2, 2016, the undersigned has filed a petition for adoption by Tracy and James Rambeau as parents of Erika Ashley Montoya, a minor child. A copy of that petition accompanies this notice.

Petitioner's address and telephone number are:
Tracy & James Rambeau
P.O. Box 472
640 1st St.
Gervais, OR 97026

Petitioner's relationship to the respondent is: maternal aunt and uncle.

Objections to the adoption must be filed in the adoption proceeding in the above court on or before **October 3, 2016**.

Written objections may be made by mailing or delivering the objection to:
Marion County Circuit Court
Probate Department
P.O. Box 12869
Salem, OR 97309

Notice: If you wish to receive copies of future filings in this case, you must inform the court and the person named as petitioner in this notice. You must inform the court by filing a request for notice and paying any applicable fee. The request for notice must be in writing, must clearly indicate that you wish to receive future filings in the proceedings, and must contain your name, address, and telephone number. You must notify the person named as petitioner by mailing a copy of the request to the petitioner. Unless you take these steps, you will receive no further copies of the filings in the case.

DATED: August 29, 2016.

s/ Sydney Brewster
Sydney Eddy Brewster,
OSB #922370
of Law Offices of Sydney Brewster, P.C.
2425 13th St. SE
Salem OR 97302

9/2, 9/9, 9/16, 9/23

PETITION FOR ADOPTION

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

Case No. 16AP00344
PETITION FOR ADOPTION OF MINOR CHILD (OVER THE AGE OF 14)

In the Matter of the Adoption of ERIKA ASHLEY MONTTOYA, Minor Child.

Comes now Petitioners, Tracy Rambeau and James Rambeau, by and through their counsel of record, Law Offices of Sydney Brewster, P.C., to request adoption of Erika Ashley Montoya.

1. Petitioners' full names are Tracy Rambeau and James Rambeau II, who reside in Marion County, Oregon.

2. Child's birth name is Erika Ashley Montoya, born October 9, 2000 at Salinas Valley Memorial Hospital

in Salinas, California in the County of Monterey. Copy of the birth certificate is attached as "Exhibit A" and incorporated by reference.

3. Venue is proper in Marion County, Oregon, as it has been the residence of Child and Petitioners for more than six (6) months continuously prior to filing.

4. The birth mother's name is Monica Montoya, who is sister to Petitioner James Rambeau and sister-in-law to Tracy Rambeau. Birth mother's last known address is Avamere Transitional Care at Sunnyside, 4515 Sunnyside Rd SE, Salem Or. 97302.

5. The birth father's name is Eduardo Montoya, whose last known address is 2041 Kennedy Cir. NE, Salem, OR 97303.

6. Petitioners have had a parental relationship with Erika Montoya from the age of 3 months. Erika would like to memorialize and document Tracy and James Rambeau as her parents.

7. The Child, Erika Montoya, understands the significance and ramifications of the adoption and is not acting under duress, coercion or undue influence. Petitioners have known adoptee since she was born and they wish to be listed on her birth certificate as her legal parents. A signed Consent by Erika Montoya accompanies this filing.

8. Petitioners understand the significance and ramifications of the adoption and are not acting under duress, coercion or undue influence.

9. The UCCJEA information is included in a separate statement attached hereto.

10. The Child has no Indian heritage. The ICWA does not apply.

11. A Waiver of the Home Study of Petitioner is requested. James Rambeau is the brother of the birth mother of the Child and the Child has resided with Petitioners since she was 3 months of age. Petitioners are the guardians for the Child (Marion County Case No. 01C20403). The Request for Waiver of the Home Study is attached hereto as "Exhibit B" and incorporated by reference.

12. Petitioners are filing the Voluntary Adoption Registry verification herewith.

13. Petitioners request that the Child's name be changed to Erika Ashley Rambeau.

14. This is not an interstate adoption and the ICPC does not apply.

WHEREFORE, Petitioners respectfully request that the Court order that Child is lawfully adopted by Tracy Rambeau and James Rambeau, and that from henceforward they will become her parents.

DATED this 21 day of March, 2016.

Tracy Rambeau, Petitioner
James Rambeau, Petitioner

STATE OF OREGON)
) ss.
County of Marion)

SUBSCRIBED AND SWORN to before me this 21 day of March, 2016, by Tracy Rambeau and James Rambeau.

/s/ Samuel Cruz
Notary Public for Oregon
My Commission Expires: 4-27-18

Petitioners
Tracy & James Rambeau
P.O. Box 472
Gervais, OR 97026
(503) 409-0234

9/16, 9/23, 9/30, 10/7

Attorney for Petitioners

Sydney Eddy Brewster,
OSB #922370
of Law Offices of Sydney Brewster, P.C.
2425 13th St. SE
Salem OR 97302

9/2, 9/9, 9/16, 9/23

SUMMONS BY PUBLICATION

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

Case No. 16CV23707
SUMMONS BY PUBLICATION

9/16, 9/23, 9/30, 10/7

FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff,

v.

ARVILLA M. CLAUSSEN; U.S. DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; UNKNOWN PERSONS

CLAIMING AN INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 4698 TREESIDE DRIVE, NE, SALEM, OREGON,

Defendants.

TO: UNKNOWN PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS:

4698 TREESIDE DRIVE, NE, SALEM, OREGON

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 to quiet title to the real property located at 4698 Treestyle Drive, N.E., Salem, Oregon.

Date of First Publication: September 9, 2016.

s/ Daniel A. Womac
DANIEL A. WOMAC
OSB # 120373
Fidelity National Law Group
701 Fifth Avenue,
Suite 2710
Seattle, WA 98104
Tel: (206) 224-6005
E-Mail:
daniel.womac@fnf.com

Attorney for Pl. Federal National Mortgage Association

9/9, 9/16, 9/23, 9/30

NOTICE OF SHERIFF'S SALE

On 14th day of October, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 505 24th St NE, Salem, in the case of DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASSTHROUGH CERTIFICATES, SERIES 2007-QS1, Plaintiff, vs. STEPHANIE SHAMBAUGH AKA STEPHANIE RENEE SHAMBAUGH, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR HOMECOMINGS FINANCIAL, LLC (F/K/A HOMECOMINGS FINANCIAL NETWORK, INC.), Defendant(s). For more information go to <http://oregonsheriffssales.org>

9/16, 9/23, 9/30, 10/7

NOTICE OF SHERIFF'S SALE

On 14th day of October, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 547 Ashley Court, Jefferson, in the case of HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGO HOME MORTGAGE ASSET-BACKED SECURITIES 2007-M04 TRUST, MORTGAGE ASSET-BACKED CERTIFICATES, Plaintiff, vs. VERN A. NARDI, SHURELL C. NARDI, STATE OF OREGON, PARTIES IN POSSESSION, Defendant(s). For more information go to <http://oregonsheriffssales.org>

9/16, 9/23, 9/30, 10/7

NOTICE OF SHERIFF'S SALE

On 14th day of October, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 562 S Settlemier Ave, Woodburn, in the case of NATIONSTAR MORTGAGE LLC, Plaintiff, vs. MARTINA G. YBARRA, INDIVIDUALLY AND CONSTRUCTIVE TRUSTEE OF THE ESTATE OF JUAN Z. YBARRA, UNKNOWN HEIRS OF JUAN GUZMAN YBARRA, LAZARO YBARRA, MARIE I YBARRA, UNKNOWN HEIRS OF JUAN Z. YBARRA, CASCADE COLLECTIONS, INC., CAPITAL ONE BANK (USA), N.A. D/B/A CAPITAL ONE BANK, ASSET ACCEPTANCE, LLC, STATE OF OREGON, PARTIES IN POSSESSION, Defendant(s). For more information go to <http://oregonsheriffssales.org>

9/16, 9/23, 9/30, 10/7

NOTICE OF SHERIFF'S SALE

On 14th day of October, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 217 S James Ave, Silverton, in the case of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN ALTERNATIVE LOAN TRUST 2006-S2, Plaintiff, vs. JOSE GOMEZ ARIAS, GREENPOINT MORTGAGE FUNDING, INC., MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., STONERIDGE APARTMENTS, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

9/16, 9/23, 9/30, 10/7

NOTICE OF SHERIFF'S SALE

On 14th day of October, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1490 Chemeketa St NE, Salem, in the case of NATIONSTAR MORTGAGE LLC, Plaintiff, vs. TERRY LAWSON, DENISE LAWSON, UNKNOWN TRUSTEE OF THE WANDA MCMASTER REVOCABLE LIVING TRUST DATED JUNE 16, 1994, UNKNOWN BENEFICIARIES OF THE WANDA MCMASTER REVOCABLE LIVING TRUST DATED JUNE 16, 1994, PARTIES IN POSSESSION, Defendant(s). For more information go to <http://oregonsheriffssales.org>

9/16, 9/23, 9/30, 10/7

Salem, OR, I will sell the following real property: 217 S James Ave, Silverton, in the case of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN ALTERNATIVE LOAN TRUST 2006-S2, Plaintiff, vs. JOSE GOMEZ ARIAS, GREENPOINT MORTGAGE FUNDING, INC., MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., STONERIDGE APARTMENTS, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

9/16, 9/23, 9/30, 10/7

NOTICE OF SHERIFF'S SALE

On 14th day of October, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1490 Chemeketa St NE, Salem, in the case of NATIONSTAR MORTGAGE LLC, Plaintiff, vs. TERRY LAWSON, DENISE LAWSON, UNKNOWN TRUSTEE OF THE WANDA MCMASTER REVOCABLE LIVING TRUST DATED JUNE 16, 1994, UNKNOWN BENEFICIARIES OF THE WANDA MCMASTER REVOCABLE LIVING TRUST DATED JUNE 16, 1994, PARTIES IN POSSESSION, Defendant(s). For more information go to <http://oregonsheriffssales.org>

9/16, 9/23, 9/30, 10/7

NOTICE TO INTERESTED PERSONS

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

Case No. 16PB05666
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of LOREN CHARLES KLAMPE Deceased.

NOTICE IS HEREBY GIVEN that SUNNY KLAMPE and MICHELLE KLAMPE have been appointed Co-Personal Representatives of the above-captioned Estate. All persons having claims against the Estate are required to present them to the Co-Personal Representatives at the address shown below within four months after the date of first publication of this Notice. All persons whose rights may be affected by the probate proceeding may obtain additional information from the court records, the Co-Personal Representatives or the attorney for the Co-Personal Representatives.

DATED AND FIRST PUBLISHED this September 9, 2016.

Ryan E. Gibb, OSB #972693

CO-PERSONAL REPRESENTATIVES
SUNNY KLAMPE
PO Box 21625
Keizer, OR 97307
(503) 559-5722

MICHELLE KLAMPE
700 Grouse Place
Philomath, OR 97370
(503) 931-9072

ATTORNEY

Ryan E. Gibb, SB #972693
DOUGLAS, CONROYD, GIBB & PACHECO, P.C.
528 Cottage Street NE, Suite 200
PO Box 469
Salem, OR 97308-0469
Telephone: (503) 364-7000
Facsimile: (503) 585-0699
Email: Ryan@dcm-law.com

9/9, 9/16, 9/23

NOTICE TO INTERESTED PERSONS

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

Case No. 16PB04833

NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of ERWIN NICKODEMUS Decedent.

Notice is hereby given that Audrey Nickodemus has been appointed personal representative. All persons having claims against the estate are required to present them, with proper vouchers attached, to the personal representative or her attorney, DONALD M. KELLEY, at law offices of **KELLEY & KELLEY**, 110 North Second Street, Silverton, OR 97381, 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 attorney for the personal representative.

Dated and first published on September 9, 2016.

Audrey Nickodemus
Personal Representative

9/9, 9/16, 9/23

NOTICE TO INTERESTED PERSONS

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

Case No. 16PB05115
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of: CHARLES FRANKLIN JAMES
A Deceased Person

NOTICE IS HEREBY GIVEN that JoAnn Bucher been appointed personal representative. All persons having claims against the estate are required to present them, with vouchers attached, to the personal representative, c/o W. Brad Coleman, Attorney at Law, 1045 13th Street SE, Salem, Oregon 97302, 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 attorney for the personal representative.

Dated and first published September 9, 2016.

W. Brad Coleman
OSB #69036
Attorney for Personal Representative

9/9, 9/16, 9/23

NOTICE TO INTERESTED PERSONS

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

Case No. 16PB05267
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of: BLANCHE L. NELSON
Deceased.

NOTICE IS HEREBY GIVEN that Peter Bittenbender has been appointed personal representative of the estate of the decedent. All persons having claims against the estate are required to present them, with vouchers attached, to the personal representative at 29500 NE 64th Way, Camas, WA 98607 or to his attorney, 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, **Gunn & Gunn, Attention Jana R. Gunn**, P.O. Box 4057, Salem, Oregon, 97302.

Dated and first published September 9, 2016.

Jana R. Gunn, OSB#012690
of Attorneys for Personal Representative

9/9, 9/16, 9/23

NOTICE OF SHERIFF'S SALE

On 14th day of October, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 562 S Settlemier Ave, Woodburn, in the case of NATIONSTAR MORTGAGE LLC, Plaintiff, vs. MARTINA G. YBARRA, INDIVIDUALLY AND CONSTRUCTIVE TRUSTEE OF THE ESTATE OF JUAN Z. YBARRA, UNKNOWN HEIRS OF JUAN GUZMAN YBARRA, LAZARO YBARRA, MARIE I YBARRA, UNKNOWN HEIRS OF JUAN Z. YBARRA, CASCADE COLLECTIONS, INC., CAPITAL ONE BANK (USA), N.A. D/B/A CAPITAL ONE BANK, ASSET ACCEPTANCE, LLC, STATE OF OREGON, PARTIES IN POSSESSION, Defendant(s). For more information go to <http://oregonsheriffssales.org>

9/16, 9/23, 9/30, 10/7