

## public notices

**NOTICE OF SHERIFF'S SALE**

On 17th 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: 4935 Wagon Rim Ct SE, Salem, in the case of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EFC7, Plaintiff, vs. RUSTY L. AKEYSON AKA RUSTY L. JOHNSON, EQUIFIRST CORPORATION, HSBC MORTGAGE SERVICES INC., MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., PERSONS OR PARTIES 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>

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

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

Reference is made to that certain trust deed made by ROMAN J GIBERSON AND CALLIE R GIABERSON, AS TENANTS BY THE ENTIRETY, as grantor, to TICOR TITLE COMPANY as trustee, in favor of WASHINGTON MUTUAL BANK, FA as beneficiary, dated August 12, 2005, recorded August 19, 2005, in the mortgage records of Marion County, Oregon, as Document No. Reel 2525, Page 12, and assigned to WELLS FARGO BANK, N.A. by assignment recorded on February 12, 2007 in the records of Marion County, Oregon, as Document No. Reel 2772, Page 156, covering the following described real property situated in said county and state, to wit:

LOTS 3 AND 4 AND THE WESTERLY 1 1/2 FEET OF LOTS 5 AND 6, BLOCK 2, ROBERT HOLTZGANG ADDITION TO MT. ANGEL, MARION COUNTY, OREGON. PROPERTY ADDRESS: 395 N. Sheridan Street, Mount Angel, OR 97362

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 \$55,281.55 beginning February 1, 2016 through July 15, 2016; plus accrued late charges of \$148.53; plus other fees and costs in the amount of \$3,014.00; 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: \$151,979.85 with interest thereon at the rate of 5.62500 percent per annum beginning January 1, 2013; plus escrow advances of \$10,893.57; plus other fees and costs in the amount of \$3,162.53; 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 December 5, 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

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: 4803 Noren Ave NE, Keizer, in the case of HERITAGE GROVE FEDERAL CREDIT UNION, FORMERLY KNOWN AS OREGON EMPLOYEES FEDERAL CREDIT UNION, Plaintiff, vs. MICHAEL L. LEWITZKE, PAMELA S. BELGARD, RAY KLEIN, INC. D/B/A PROFESSIONAL CREDIT SERVICE, CAMERON'S COLLECTION CORPORATION DBA ACCTCORP INTERNATIONAL, OCCUPANTS OF THE PREMISES, 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: 4282 Prairie Star Ct NE, Salem, in the case of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FNMA"), Plaintiff, vs. HANG LUU, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 4282 PRAIRIE STAR CT NE, SALEM, OR 97305, Defendant(s). For more information go to <http://oregonsheriffssales.org>

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

**NOTICE OF SHERIFF'S SALE**

On 17th 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: 564 Illinois Ave NE, Salem, in the case of BAC BANK OF NY (C WALT 2006-HY12), Plaintiff, vs. LANCE A CULL, MEGAN SHULER-CULL, AMERICAN

HOME MORTGAGE, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., PERSONS OR PARTIES 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>

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

**SUMMONS BY PUBLICATION****IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION**

Case No.: 16CV23678  
SUMMONS BY PUBLICATION

WELLS FARGO BANK, N.A., Plaintiff,

vs.

GREGORY S. RAMSEYER; STEPHANIE J. RAMSEYER; HERITAGE GROVE FEDERAL CREDIT; and UNKNOWN PERSONS OR PARTIES, Defendants.

**To: UNKNOWN PERSONS OR PARTIES**

**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/or 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 plaintiffs 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 1026 Western Ct, Stayton, OR 97383.**

**Date of First Publication: September 16, 2016.**

McCarthy & Holthus, LLP  
s/Carrie A. Majors-Staab  
Carrie A. Majors-Staab,  
OSB# 980785  
920 SW 3rd Ave, 1st Floor  
Portland, OR 97204  
Phone: (855) 809-3977  
Fax: (971) 201-3202  
E-mail: cmajors-staab@mcCarthyholthus.com  
Of Attorneys for Plaintiff

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

**NOTICE OF SHERIFF'S SALE**

On 17th 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: 2023 Lone Fir Ct SE, Salem, in the case of MATRIX FINANCIAL SERVICES CORPORATION, Plaintiff, vs. KIMBERLY L. COMBS, TROY R. COMBS, PERSONS OR PARTIES 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>

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

**NOTICE TO INTERESTED PERSONS**

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative of the Estate of Loy E. Beachy, Marion County Circuit Court Case No. 16PB05114. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned personal representative at 1011 Liberty 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 attorneys for the personal representative.

Dated and first published: September 23, 2016.

Jessica V. Taylor  
Personal Representative

Oregon Probates LLC  
Attorneys for Personal Representative  
1011 Liberty Street SE  
Salem, OR 97302  
Phone: (503) 779-0088

9/23, 9/30, 10/7

**NOTICE OF SHERIFF'S SALE**

On 21st 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: 203 Palm Ave, Woodburn, in the case of WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-NC3 ASSET-BACKED PASS-THROUGH CERTIFICATES, Plaintiff, vs. TAMARA M. NELSON, SPRINGLEAF FINANCIAL SERVICES, INC. F/K/A AMERICAN GENERAL FINANCIAL SERVICES (DE), INC., LVNV FUNDING, LLC, PARTIES IN POSSESSION, Defendant(s). For more information go to <http://oregonsheriffssales.org>

9/23, 9/30, 10/7, 10/14

**NOTICE OF SHERIFF'S SALE**

On 17th 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 Jonmart Ave SE, Salem, in the case of BANK OF AMERICA, N.A., Plaintiff, vs. DANIEL B MILLER, JESSICA D MILLER, CITIBANK SOUTH DAKOTA N.A., PERSONS OR PARTIES 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>

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

**NOTICE OF SHERIFF'S SALE**

On 17th 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: 397 Dover Court, Jefferson, in the case of BANK OF AMERICA, N.A., Plaintiff, vs. ABBIE L. HAWLEY, NICHOLAS A. HAWLEY, PERSONS OR PARTIES 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>

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

**NOTICE OF SHERIFF'S SALE**

On 17th 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: 280 Fir Ave, Gervais, in the case of WELLS FARGO BANK, N.A., Plaintiff, vs. CLEMENTE VALLE, MARIA VALLE, SILVIA LEON COVARRUBIAS, PERSONS OR PARTIES 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>

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

**NOTICE TO CLAIMANTS**

**Circuit Court of Oregon County Of Marion Case No. 16PB06405**

**In The Matter Of Marta Zimmerman Living Trust dated April 17, 2008**

**NOTICE TO CLAIMANTS**

NOTICE IS HEREBY GIVEN that Pioneer Trust Bank, N.A. is the Trustee of the Marta Zimmerman Living Trust dated April 17, 2008, and any amendments thereto. All persons having claims against the trust estate are required to present them, with vouchers attached, to Pioneer Trust Bank, N.A., Trustee, Attn: Steve Spencer, CTFA and

Trust Officer, 109 Commercial Street NE, PO Box 2305, Salem, Oregon, 97308, within four months after the date of first publication of this notice, or the claims may be barred.

The name of the Settlor of the trust is Marta Zimmerman, who died August 18, 2016.

All persons whose rights may be affected by the proceedings may obtain additional information from the records of the court, the Trustee, or the attorney for the Trustee, Robert J. Saalfeld of Saalfeld Griggs PC.

Dated and first published September 30, 2016.

**Pioneer Trust Bank, N. A., Trustee of the Marta Zimmerman Living Trust dated April 17, 2008, and any amendments thereto**

**Attorney For-Trustee:**

Robert J. Saalfeld,  
OSB #743765  
Saalfeld Griggs PC  
PO Box 470  
Salem, OR 97308  
Ph: (503) 399-1070  
Fax (503) 371-2927  
Email: [rsaalfeld@sglaw.com](mailto:rsaalfeld@sglaw.com)

9/30, 10/7, 10/14

**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: 4074 Campbell Dr SE, Salem, in the case of NATIONSTAR MORTGAGE LLC, Plaintiff, vs. MARTIN GARCIA, YADIRA LIZETH GARCIA GONZALES, OSCAR G. GALEANO, ANA C. GALEANO, MARIA MARTINEZ, 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 3rd day of November, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 22986 N Fork Rd SE, Lyons, in the case of WELLS FARGO BANK, N.A., Plaintiff, vs. KYLOR K. KLUMB, DINAH L. KLUMB, CASCADE COLLECTIONS, INC., PERSONS OR PARTIES 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>

9/23, 9/30, 10/7, 10/14

**NOTICE OF SHERIFF'S SALE**

On 3rd day of November, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem,

OR, I will sell the following real property: 8623 Blackhawk Court SE, Salem, in the case of HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS, INC., MORTGAGE PASS-THROUGH CERTIFICATES, MANA SERIES 2007-AF1, Plaintiff, vs. GERALD J. STEWART, GREENPOINT MORTGAGE FUNDING, INC., GERALD J. STEWART, TRUSTEE OF THE G. STEWART LIVING TRUST, DATED AUGUST 25, 2006, PERSONS OR PARTIES 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>

9/23, 9/30, 10/7, 10/14

**NOTICE OF SHERIFF'S SALE**

On 3rd day of November, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1778 Mistwood Dr NE, Keizer, in the case of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2012-5T, Plaintiff, vs. ELIZABETH ANNE WOOD, RONALD WOOD, PERSONS OR PARTIES 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>

9/23, 9/30, 10/7, 10/14

**NOTICE OF SHERIFF'S SALE**

On 21st 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: 732 W Central Street, Gates, in the case of NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY, A LIMITED LIABILITY COMPANY, Plaintiff, vs. ROY FLANARY, SOLELY IN HIS CAPACITY AS PERSONAL REPRESENTATIVE TO THE ESTATE OF GERALD D FLANARY, A DECEASED INDIVIDUAL, ALL UNKNOWN HEIRS AND DEVICES OF MAY A FLANARY, A DECEASED INDIVIDUAL, JULIAN CASTRO, SOLELY IN HIS CAPACITY AS SECRETARY FOR UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, DOES 1 THROUGH 10, INCLUSIVE, AND ROES 1 THROUGH 10, INCLUSIVE, Defendant(s). For more information go to <http://oregonsheriffssales.org>

9/23, 9/30, 10/7, 10/14

**NOTICE OF SHERIFF'S SALE**

On 17th 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: 622 Greenwood Dr, Jefferson, in the case of LPP MORTGAGE LTD, Plaintiff, vs. SHIRLEY M. MILLER, HOME FUNDS DIRECT, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., CAPITAL ONE BANK USA N.A., PERSONS OR PARTIES 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>

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

**NOTICE OF SHERIFF'S SALE**

On 10th day of November, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1005 Pana Street, Woodburn, in the case of NATIONSTAR MORTGAGE LLC, Plaintiff, vs. MARCIAL VASQUEZ GOMEZ, and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1005 PANA STREET WOODBURN, OR 97071, Defendant(s). For more information go to <http://oregonsheriffssales.org>

10/7, 10/14, 10/21, 10/28