

NOTICE OF SHERIFF'S SALE

On 12th day of December, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1669 Cinnamon Hill Dr S, Salem, in the case of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-42, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-42, Plaintiff, vs. DENNIS A. KARP, JR, ANGELA K. KARP, OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION, USAA FEDERAL SAVINGS BANK ("USAA FSB"), 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>

11/11, 11/18, 11/25, 12/2

NOTICE OF SHERIFF'S SALE

On 12th day of December, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 563 Fir Street, Woodburn, in the case of STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ARM TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs. HECTOR CASTANEDA VELEZ, BANK OF AMERICA, N.A., PARTIES IN POSSESSION, Defendant (s). For more information go to <http://oregonsheriffssales.org>

11/11, 11/18, 11/25, 12/2

NOTICE OF SHERIFF'S SALE

On 13th day of December, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 956 Hermanson Street, Woodburn, in the case of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2005-79CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-79CB, Plaintiff, vs. IRINA FEOKTISTOV, MAKSIM FEOKTISTOV, WEST COAST BANK, 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>

11/11, 11/18, 11/25, 12/2

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by ANN L CHANDLER COFFEY AND JAMES M COFFEY as grantor, to FIDELITY NATIONAL TITLE INS CO as trustee, in favor of WELLS FARGO BANK, N.A. as beneficiary, dated July 29, 2014, recorded August 4, 2014, in the mortgage records of Marion County, Oregon, as Document No. REEL: 3625 PAGE: 188, covering the following described real property situated in said county and state, to wit: LOT 2, FRUITLAND ADDITION, IN THE CITY OF SALEM, COUNTY OF MARION AND STATE OF OREGON. PROPERTY ADDRESS: 921 62ND CT NE, Salem, OR 97317

There is a default by the grantor or other person owning 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 \$11,841.78 beginning February 1, 2016 through September 29, 2016;

plus accrued late charges in the amount of \$222.96; 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: \$214,367.61 with interest thereon at the rate of 4.50000 percent per annum beginning January 1, 2016; plus pro rata MIP/PMI of \$161.34; less an escrow balance of \$126.67; plus accumulated late charges in the amount of \$222.96; 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 February 13, 2017, 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.
901 Fifth Avenue, Suite 400
Seattle, WA 98164

11/11, 11/18, 11/25, 12/2

NOTICE OF SHERIFF'S SALE

On 13th day of December, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 377 Aldridge Dr NE, Keizer, in the case of WELLS FARGO BANK, N.A., Plaintiff, vs. AARON DWAYNE VOHLAND,

CLAIMING SUCCESSOR AND HEIR OF ALVA D. VOHLAND, CRAIG VOHLAND, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 377 ALDRIDGE DR. NE, KEIZER, OR 97303, Defendant(s). For more information go to <http://oregonsheriffssales.org>

11/11, 11/18, 11/25, 12/2

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

Juan M. Medina, is the Grantor, Josselson & Potter, is the Trustee, located at 9400 SW Beaverton-Hillsdale Highway, Suite 131-A, Beaverton, Oregon 97005, to U.S. Bank National Association, as Indenture Trustee on Behalf of and With Respect to Ajax Mortgage Loan Trust 2014-A, Mortgage Backed Notes, an Oregon limited liability company, located at P. O. Box 25430, Portland, OR 97298, Successor Beneficiary, in the Deed of Trust dated April 20, 2007, recorded on April 25, 2007, as Reel: 2803 Page: 229, of the mortgage records of Marion County, Oregon, covering the real property described as follows:

Lot 10, Carson Estates, in the County of Marion and State of Oregon.

Also known as: 491 Alexander Street NE, Salem, Oregon 97301

Appointment of Successor Trustee, in which the Successor Beneficiary named as Trustee, Josselson & Potter, was recorded an Appointment of Successor Trustee on July 8, 2016, as Reel: 3836 Page: 92, in the Official Records, Clackamas County, Oregon.

The beneficiary or the beneficiary's successor in interest has declared all obligations secured by said trust deed immediately due and payable, said sums being the following: The default for which the foreclosure is made is grantor's failure to pay when due the following sums: \$1,242.18 principal payments and \$6,779.35 interest payments; \$291.68 accrued and unpaid late charges; and \$36.46 unpaid charges as of September 1, 2016. By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: \$123,819.70 principal balance, with interest thereon at the rate of 6.000% per year from October 1, 2015 until paid; \$6,810.08 interest payments (October 1, 2015 to September 1, 2016); \$291.68 accrued and unpaid late charges; \$649.96 advances; and \$36.46 unpaid charges, together with title expense, costs, trustee's fees and reasonable attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary or the beneficiary's successor in interest for protection of the above-described real property and its interest in it.

Notice is given that the Successor Beneficiary and Trustee have elected to foreclose the trust deed by advertisement and sale of Grantor's interest, at public auction to the highest bidder for cash or cash equivalent, under ORS 86.705-86.815, to satisfy the secured debt, together with expenses of sale and compensation of the trustee and reasonable attorney fees, as provided by law.

The sale will be held in the interior foyer of the main entrance of the Marion County Courthouse, located at 100 High Street NE, Salem, Oregon 97301, at 11:00 a.m., on Tuesday, January 17, 2017.

Except as shown of record, neither the Successor Beneficiary nor the Trustee has any actual notice of a person claiming or having a junior interest to the interest of the Trustee, or of the Grantors or successor, or of any lessee or other person in possession.

Notice is further given that any person named in ORS 86.778 has the right, at any time prior to 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 due (other than such portion of the principal 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 representation 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 residential property at a trustee's sale.

Josselson & Potter has authorized its employee, S. Katherine Joseph, to execute this document on behalf of the law firm.

DATED: September 9, 2016

JOSSELSON & POTTER
S. Katherine Joseph
OSB# 052963

For further information contact:

Josselson & Potter
9400 SW Beaverton-Hillsdale Highway
Suite 131-A
Beaverton, OR 97005
(503) 228-1455 phone
(503) 228-0171 fax

Under the Fair Debt Collection Practices Act, this is an attempt to collect a debt and any information obtained will be used for that purpose. However, in the event you have been discharged pursuant to or are under the protection of federal bankruptcy law, this letter is not an attempt to collect the debt against you personally, but is notice of a possible enforcement of the lien against the collateral property.

11/11, 11/18, 11/25, 12/2

NOTICE TO INTERESTED PERSONS

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

No. 16PB06927
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of Marcellus Herman Dirxx

NOTICE IS HEREBY GIVEN that Timothy R. Baker 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 Timothy R. Baker 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 November 18, 2016.

/s/ Timothy R. Baker
Personal Representative

11/18, 11/25, 12/2

NOTICE OF SHERIFF'S SALE

On 13th day of December, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1925 & 1935 Broadway St NE, Salem, in the case of NATIONSTAR MORTGAGE LLC, Plaintiff, vs. BENJAMIN STEVEN MCGUIRE, HEATHER ANNE MCGUIRE, KEY BANK NATIONAL ASSOCIATION, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY

COMMONLY KNOWN AS 1925 & 1935 BROADWAY ST NE, SALEM, OR 97301, Defendant(s). For more information go to <http://oregonsheriffssales.org>

11/11, 11/18, 11/25, 12/2

NOTICE TO INTERESTED PERSONS

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

No. 16PB06285
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of DONNA MAE KIMBALL Deceased.

NOTICE IS HEREBY GIVEN that Warren F. Kimball has been appointed Personal Representative. All persons having claims against the estate are required to present them, with proper vouchers, to the Personal Representative by directing said claims to Warren F. Kimball c/o Mary L. Sterling, Sterling Law Office, LLC, 1114 12th 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 this 16th day of November, 2016.

Dated and first published on November 25, 2016.

Mary L. Sterling,
OSB #071771
Attorney for Personal Representative

PERSONAL REPRESENTATIVE
Warren F. Kimball
3918A Justice Ct
APG, MD 21005

ATTORNEY FOR PERSONAL REPRESENTATIVE
Mary L. Sterling,
OSB #071771
1114 12th St SE
Salem, OR 97302
Phone: (503) 581-6432
mary@sterlingattorney.com

11/25, 12/2, 12/9

NOTICE OF SHERIFF'S SALE

On 20th day of December, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1900 Laurel Ave. NE #1930, Salem, in the case of Nationstar Mortgage, LLC, Plaintiff v Ashley Smith, et al, Defendant. For more information go to <http://oregonsheriffssales.org>

11/18, 11/25, 12/2, 12/9

NOTICE TO INTERESTED PERSONS

CIRCUIT COURT OF OREGON COUNTY OF MARION

Case No. 16PB07153 NOTICE TO CLAIMANTS

In the Matter of The Wojcik Living Trust Dated October 2, 2000

NOTICE IS HEREBY GIVEN that the undersigned is Trustee under the Wojcik Living Trust dated October 2, 2000. All persons having claims against the trust estate are required to present them, with vouchers attached, to the undersigned Trustee at Pioneer Trust Bank, N.A., Attn: Mandy Mullmann, PO Box 2305, Salem, OR 97308, within four months after the date of first publication of this notice, or the claims may be barred.

The name of the deceased Settler of the trust is Emogene W. Wojcik, who died on July 30, 2016.

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, Saalfeld Griggs PC.

Dated and first published November 25, 2016.

Pioneer Trust Bank, N.A., Trustee of the Wojcik Living Trust dated October 2, 2000, Petitioner
By: Mandy Mullmann, Trust Officer

Attorney For Petitioner:

Jeffrey G. Moore,
OSB # 982973
Saalfeld Griggs PC
PO Box 470
Salem, OR 97308
Phone: (503) 399-1070
Fax: (503) 371-2927
Email: jmoore@sglaw.com

Petitioner:
Pioneer Trust Bank, N.A.
Mandy Mullmann,
Trust Officer
PO Box 2305
Salem, OR 97308
Phone:
(503) 363-3136 Ext. 213

11/25, 12/2, 12/9

NOTICE TO INTERESTED PERSONS

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

No. 16PB06930
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of: MARGARET A. O'MARA deceased.

NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of the above estate. All persons having claims against the estate are required to present them with proper vouchers to the undersigned Personal Representative at Evans Batlan Getchell LLC, Attorneys at Law, 969 - 13th Street S.E., Salem, Oregon 97302, within four months after the date of first publication of this notice, or claims may be barred.

All persons whose rights may be affected by the proceedings hereby are advised that additional information may be obtained from the records of the above entitled court, the Personal Representative or the attorney for the Personal Representative.

Dated this 17th day of November, 2016.

KATHLEEN A. BOWEN,
Personal Representative

PERSONAL REPRESENTATIVE:
KATHLEEN A. BOWEN
1187 SE Leander St
Hillsboro, OR 97123
(541) 390-6899

ATTORNEY FOR PERSONAL REPRESENTATIVE:
CECELIA L. BATLAN,
OSB #082560

Evans Batlan Getchell LLC
Attorneys at Law
969 - 13th Street S.E.
Salem, OR 97302-2504
(503) 588-5670
(503) 588-5673 - Fax
celia@kevanslaw.com

11/25, 12/2, 12/9

NOTICE TO INTERESTED PERSONS

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

No. 16PB07008
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of: ROSEMARY FLINN VERONNEAU Deceased.

Notice is hereby given that the undersigned has been appointed and has qualified as the personal representative of said estate. All persons having claims against said estate are hereby required to present the same, with proper vouchers, within four months after the date of first publication of this notice, as stated below, to the personal representative at: GARRETT HEMANN ROBERTSON P.C., 1011 Commercial Street NE, Salem, Oregon 97301, or they may be barred.

All persons whose rights may be affected by the proceedings in this estate may obtain additional information from the records of this court, the personal representative, or the attorney for the personal representative.

DATED and first published this 25th day of November, 2016.

Linda M. Parker
Personal Representative

Theresa M. Wade
OSB No. 993880
GARRETT HEMANN ROBERTSON P.C.
1011 Commercial Street NE
Salem, OR 97301

11/25, 12/2, 12/9