

NOTICE OF SHERIFF'S SALE

On 13th day of March, 2017, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 5570 Shannon Ave SE, Salem, in the case of 21ST MORTGAGE CORPORATION, AS SUCCESSOR IN INTEREST TO WELLS FARGO BANK, N.A., Plaintiff, vs. RONALD D. FLANAGIN, ROSE M. FRANK, LAKEWOOD PARK HOMEOWNERS ASSOCIATION, INC., FIRST NATIONAL BANK OF OMAHA, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 5570 SHANNON AVE SE, SALEM, OR, 97306, Defendant(s). For more information go to <http://oregonsheriffssales.org>

2/10, 2/17, 2/24, 3/3

NOTICE OF SHERIFF'S SALE

On 13th day of March, 2017, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 5611 Kessler Dr. SE, Salem, in the case of MATRIX FINANCIAL SERVICES CORPORATION, Plaintiff, vs. AMY D. RAMEY, 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>

2/10, 2/17, 2/24, 3/3

NOTICE OF SHERIFF'S SALE

On 13th day of March, 2017, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1937 Warner St NE, Salem, in the case of HOMESTREET BANK, a Washington state chartered savings bank, Plaintiff, vs. JEREMY G. ALLEN, an individual, JENNIFER E. ALLEN, an individual, ALL OCCUPANTS OF THE REAL PROPERTY LOCATED AT 1937 WARNER STREET NE, SALEM, OREGON, OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION, a nonprofit public benefit corporation, CAPITAL ONE BANK, N.A., Defendant(s). For more information go to <http://oregonsheriffssales.org>

2/10, 2/17, 2/24, 3/3

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION
 Probate Department
 Case No. 16PB08659
NOTICE TO INTERESTED PERSONS
 In the Matter of the Estate of MAMONT "MALSE" AVGI, Decedent.
 Notice is hereby given that Irene Avgi 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 February 10, 2017.
 Irene Avgi
 Personal Representative

2/10, 2/17, 2/24

PUBLISHED SUMMONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR MARION COUNTY Juvenile Department
 Case No. 17JU00621
 PUBLISHED SUMMONS
 In the Matter of JACOB MARTIN BUTTS,

A Child.
 TO: Marguerite Emily Senne
 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 13th day of March, 2017 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 February 6, 2017. 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, Oregon.
 Date of first publication: February 10, 2017
 Date of last publication: February 24, 2017

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, 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
 Adrienne A Anderson
 Assistant Attorney General
 Department of Justice
 1162 Court Street NE
 Salem, OR 97301-4096
 Phone: (503) 934-4400

ISSUED this 7th day of February, 2017.

Issued by:
 Adrienne A Anderson
 #163367
 Assistant Attorney General

2/10, 2/17, 2/24

NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that the undersigned were appointed co-personal representatives of the Estate of Phyllis N. Cushing, Marion County Circuit Court Case No. 16PB08674. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned co-personal representatives 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 co-personal representatives, or the attorneys for the co-personal representatives.
 Dated and first published: February 10, 2017.

John A. Cushing
 and Julie A. Cushing
 Co-Personal Representatives

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

2/10, 2/17, 2/24

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by WILLIAM DAVISON as grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), A SEPARATE CORPORATION THAT IS ACTING SOLELY AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP. as beneficiary, dated April 20, 2009, recorded April 27, 2009, in the mortgage records of Marion County, Oregon, as Document No. Reel: 3056 Page: 142, and assigned to CARRINGTON MORTGAGE SERVICES, LLC by assignment recorded on June 15, 2015 in the records of Marion County, Oregon, as Document No. BOOK 3709 PAGE 431, covering the following described real property situated in said county and state, to wit:
 LOT 11, BLOCK 5, WILLOWBROOK ESTATES, IN THE CITY OF WOODBURN, MARION COUNTY, OREGON. (PLAT VOLUME 39, PAGE 8).
 PROPERTY ADDRESS: 3195 Jory Street, 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 \$62,506.08 beginning August 1, 2012 through December 15, 2016; plus a recoverable balance of \$7,508.13; plus other fees and costs in the amount of \$2,658.44; 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: \$150,865.87 with interest thereon at the rate of 5.25000 percent per annum beginning July 1, 2012; plus an escrow balance of \$15,227.39; plus other fees and costs in the amount of \$10,639.01;

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 May 10, 2017, at the hour of 09:00 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

2/3, 2/10, 2/17, 2/24

NOTICE TO INTERESTED PERSONS
 IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION
 Probate Department
 Case No. 17PB00188
NOTICE TO INTERESTED PERSONS
 In the Matter of the Estate of SHIRLEY NADINE HILFIKER, Deceased.
 NOTICE IS HEREBY GIVEN that Sandra Lynn Hilfiker has been appointed as Personal Representative. All persons having claims against the Estate are required to present them, with vouchers attached, to the Personal Representative, Sandra Lynn Hilfiker, c/o Kathryn M. Belcher, of McGinty & Belcher, Attorneys, P.C., P.O. Box 12806, 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.
 DATED this 31st day of January, 2017.
 Date of first publication: February 10, 2017.
 Kathryn M. Belcher,
 OSB #992200
 Attorney for Personal Representative

Personal Representative
 Sandra Lynn Hilfiker
 3159 Rosemary Lane SE
 Salem, OR 97302
 (503) 510-5212

estate are required to present them, with vouchers attached, to personal representative BARBARA GENTZLER STACEY C/O: JACKSON JONES LLC, P.O. BOX 41240, EUGENE, OR 97404-0325, 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, Jackson Jones LLC, P.O. Box 41240, Eugene, OR 97404-0325.
 Dated and first published on February 10, 2017.
 /s/ Barbara Gentzler Stacey
 Barbara Gentzler Stacey,
 Personal Representative

OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

2/10, 2/17, 2/24, 3/3

NOTICE OF SHERIFF'S SALE

On 13th day of March, 2017, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 139 O'Toole Street, Gates, in the case of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. KAREN M. WIDMER, TIMOTHY M. WIDMER, OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

2/10, 2/17, 2/24, 3/3

NOTICE OF SHERIFF'S SALE

On 13th day of March, 2017, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1150 Jefferson St 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. FLORENCIO M TRAPER, an individual, DOROTHEA K. TRAPER, an individual, Defendant(s). For more information go to <http://oregonsheriffssales.org>

2/10, 2/17, 2/24, 3/3

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION
 Probate Department
 Case No. 17PB00188
NOTICE TO INTERESTED PERSONS
 In the Matter of the Estate of SHIRLEY NADINE HILFIKER, Deceased.

NOTICE IS HEREBY GIVEN that Sandra Lynn Hilfiker has been appointed as Personal Representative. All persons having claims against the Estate are required to present them, with vouchers attached, to the Personal Representative, Sandra Lynn Hilfiker, c/o Kathryn M. Belcher, of McGinty & Belcher, Attorneys, P.C., P.O. Box 12806, 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.
 DATED this 31st day of January, 2017.
 Date of first publication: February 10, 2017.
 Kathryn M. Belcher,
 OSB #992200
 Attorney for Personal Representative

2/10, 2/17, 2/24

NOTICE OF SHERIFF'S SALE

On 13th day of March, 2017, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 6587 Cottonwood St NE, Salem, in the case of CITIBANK N.A. AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2006-4, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-4, Plaintiff, vs. LORNE A. BROWN, BUDDY PUCKETT, SHEILA BROWN, COLUMBIA COLLECTION SERVICE, INC., DOUGLAS DAMEWOOD, SALEM GROUP CONFERENCE CENTER, KEYBANK NATIONAL ASSOCIATION, ASSET RECOVERY GROUP, 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>

2/10, 2/17, 2/24, 3/3

NOTICE OF SHERIFF'S SALE

On 13th day of March, 2017, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4508 Sesame St NE, Salem, in the case of UNITED SECURITY FINANCIAL CORP., Plaintiff, vs. DONNA K GODFREY, WILLIAM GODFREY, 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>

2/10, 2/17, 2/24, 3/3

NOTICE OF SHERIFF'S SALE

On 13th day of March, 2017, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4840 San Gabriel Ct NE, Salem, in the case of WELLS FARGO BANK, N.A., Plaintiff, vs. ANTONIO D. BROWN, LINDA LEE BROWN, OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION, 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>

2/10, 2/17, 2/24, 3/3

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR MARION COUNTY
 Case No. 16PB08314
NOTICE TO INTERESTED PERSONS
 In the Matter of the Estate of ZELLA CHRISTINA GENTZLER, Deceased,
 Deceased,
 NOTICE IS HEREBY GIVEN that Barbara Gentzler Stacey has been appointed personal representative. All persons having claims against the

