

public notices

NOTICE OF SHERIFF'S SALE

On 17th day of July, 2017, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 3913 Ibis Street NE, Salem, in the case of U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, Plaintiff, vs. NATHAN A. LEE, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 3913 IBIS STREET NE, SALEM, OR 97308, Defendant(s). For more information go to <http://oregonsheriffssales.org>

6/16, 6/23, 6/30, 7/7

NOTICE TO INTERESTED PERSONS

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

Case No. 17PB03739 NOTICE TO INTERESTED PERSONS In the Matter of the Estate of HAROLD E. GILLSON, JR., Deceased.

NOTICE IS HEREBY GIVEN that Kimberly J. Wirt 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, Kimberly J. Wirt, 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 30th day of May, 2017.

Date of first publication: June 9, 2017.

Kathryn M. Belcher, OSB #992200 Attorney for Personal Representative

Personal Representative
Kimberly J. Wirt
1465 Kathy Street S.
Salem, OR 97306
(971) 701-3386

Attorney for Personal Representative
Kathryn M. Belcher, OSB #992200
McGinty & Belcher, Attorneys, P.C.
P.O. Box 12806
Salem, OR 97309
Tel: (503) 371-9636
Fax: (503) 371-2879
E-mail: kathy@mcginty-belcher.com

6/9, 6/16, 6/23

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE
The Trust Deed described herein is a residential trust deed, as defined in ORS 86.705(6). This Trustee's Notice of Sale could be subject to the mandatory resolution conference requirements applicable to residential trust deeds being foreclosed in Oregon after July 11, 2012. See ORS 86.726 (2015). However, the lender and current beneficiary of the Trust Deed is exempt from the requirement, pursuant to ORS 86.726(1) (b). A copy of the beneficiary exemption affidavit for 2017 is on file with the Oregon Department of Justice.
A copy of the Exemption

Affidavit, required pursuant to ORS 86.726(1)(b), was recorded on behalf of Columbia State Bank in the real property records of Marion County, Oregon on April 6, 2017 at Reel 3932, Page 14.

Reference is made to that certain Trust Deed (hereinafter "Trust Deed") made by Richard M. Arenz, Trustee of the Richard M. Arenz Revocable Living Trust, as Grantor, to Fidelity National Title Company of Oregon, as Trustee, in favor of Columbia State Bank, as the Beneficiary, dated September 8, 2015, recorded September 9, 2015, in the mortgage records of Marion County, Oregon at Reel 3740, Page 229, and covering the following described real property situated in the above-mentioned county and state, to wit:

Lot 8, Block 1, ALDERBROOK MANOR, in the City of Salem, County of Marion and State of Oregon.

Property Tax Account No.: R65211.

Real property or its address is commonly known as 585 Welcome Way SE, Salem, OR 97302 (the "Real Property").

The undersigned hereby disclaims any liability for any incorrectness of the above-described street address or other common designation.

The undersigned as successor trustee hereby certifies that no assignments of the trust deed by the Trustee or by the Beneficiary and no appointments of a successor trustee have been made except as recorded in the mortgage records of the county or counties in which the above-described Real Property is situated together with appointing Saalfeld Griggs PC as the current successor trustee; further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the Trust Deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7).

The Real Property will be sold to satisfy the Note identified below secured by the Trust Deed and a Notice of Default has been recorded pursuant to Oregon Revised Statutes 86.752(3); the default(s) for which the foreclosure is made are the following:

Loan No. 20155587:
The Borrower's under the Loan failure to pay full regular monthly payments upon the Loan from July 20, 2016, pursuant to the terms of the Trust Deed securing that Promissory Note dated September 8, 2015 and referenced therein ("Note").
The death of Richard M. Arenz on February 6, 2016 constitutes an additional default under the Note and Trust Deed.

By reason of the defaults, the current Beneficiary has and does hereby declare all sums owing on the Note secured by the Trust Deed immediately due and payable, those sums being the following, to wit:

Principal Balance: \$160,683.79
Accrued Interest: \$15,792.96
Late Charges: \$550.94
Legal Fees: \$539.40
Appraisal Fees: \$285.00
Total: \$177,852.09*

*Total does not include accrued interest at the rate of \$79.2413 per diem from March 7, 2017 until paid, additional late charges, expenditures, or trustee fees, and attorney fees and costs. A total payoff amount as of a specific date is available upon written request to the successor trustee.

WHEREFORE, notice hereby is given that the undersigned successor trustee will on Friday, August 11, 2017 at 10:00 a.m. in accord with the standard of time established

by ORS 187.110, at the Front Steps of the Marion County Courthouse, 100 High Street NE, in the City of Salem, County of Marion, State of Oregon, which is the hour, date and place last set for the sale, sell at public auction to the highest bidder for cash the interest in the Real Property 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 Promissory Note secured by the Trust Deed and the costs and expenses of sale, including a reasonable charge by the successor trustee. The successor trustee intends to foreclose upon the Real Property.

Notice is further given that any person named in ORS 86.778 has the right, at any time 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 paying the entire amount then due (other than such portion of the principal as would not then be due had no default occurred), together with costs, trustee's fees and attorney fees and costs, and by curing any other default complained of in the Notice of Default, that is capable of being cured by tendering the performance required under the Note or Trust Deed.

In construing this Notice of Sale, 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.

The mailing address for the successor trustee, as referenced herein, is as follows:

Erich M. Paetsch, OSB 993350, Vice President of Successor Trustee
Saalfeld Griggs, P.C., Successor Trustee
P.O. Box 470
Salem, OR 97308-0470
Trustee's Telephone Number: 503-399-1070

Dated: This 6th day of April, 2017.
Saalfeld Griggs PC, Successor Trustee

/s/ Erich M. Paetsch
By: Erich M. Paetsch, OSB 993350
Its: Vice President

State of Oregon, County of Marion ss.

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named Successor Trustee and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

/s/ Erich M. Paetsch
Attorney for said Trustee

6/9, 6/16, 6/23, 6/30

SUMMONS BY PUBLICATION

CIRCUIT COURT OF OREGON FOR MARION COUNTY

No. 17CV17843 PLAINTIFF'S SUMMONS BY PUBLICATION

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF MAY 1, 2007 MASTR ASSET-BACKED SECURITIES TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-HE1,

Plaintiff, v. ESTATE OF ISMAEL OCEGUEDA, DECEASED; UNKNOWN HEIRS AND DEVEISEES OF ISMAEL OCEGUEDA, DECEASED;

MANUELA ROSALES; OREGON AFFORDABLE HOUSING ASSISTANCE CORP; CAPITAL ONE BANK (USA), N.A.; AND PERSONS OR PARTIES UNKNOWN IN POSSESSION OF OR CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, Defendants.

TO: ESTATE OF ISMAEL OCEGUEDA, DECEASED; UNKNOWN HEIRS AND DEVEISEES OF ISMAEL OCEGUEDA, DECEASED; AND PERSONS OR PARTIES UNKNOWN IN POSSESSION OF OR CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, IN THE NAME OF THE STATE OF OREGON: You are hereby required to appear and defend against the allegations contained in the Complaint filed against you in the above entitled proceeding within thirty (30) days from the date of service of this Summons upon you. If you fail to appear and defend this matter within thirty (30) days from the date of publication specified herein along with the required filing fee, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF MAY 1, 2007 MASTR ASSET-BACKED SECURITIES TRUST 2007-HE1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-HE1 will apply to the Court for the relief demanded in the Complaint. The first date of publication is June 2, 2017.

NOTICE TO 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 thirty days 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 ANY 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 object of the said action and the relief sought to be obtained therein is fully set forth in said complaint, and is briefly stated as follows:

Foreclosure of a Deed of Trust/Mortgage
Grantors: Ismael Ocegueda and Manuela Rosales
Property address: 1595 Tierra Lynn Drive, Woodburn, OR 97071
Publication: Keizer Times

DATED this 22 day of May, 2017.

Craig Peterson, OSB #120365
Robinson Tait, P.S. Attorneys for Plaintiff
Tel: (206) 676-9640
Fax: (206) 676-9659

6/2, 6/9, 6/16, 6/23

NOTICE TO INTERESTED PERSONS

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

Case No. 17PB03775 NOTICE TO INTERESTED PERSONS In the Matter of the Estate of: OMAR DALE GARD,

A Deceased Person.

NOTICE IS HEREBY GIVEN that Richard D. Gard and Terrance D. Gard have been appointed co-personal representatives. All persons having claims against the estate are required to present them, with vouchers attached, to the co-personal representatives, 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 June 23, 2017.

W. Brad Coleman OSB #69036 Attorney for Co-Personal Representatives

6/23, 6/30, 7/7

NOTICE TO INTERESTED PERSONS

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

Case No. 17PB03897 NOTICE TO INTERESTED PERSONS In the Matter of the Estate of JEAN ANN WHITE, Deceased.

NOTICE IS HEREBY GIVEN that Stephen Loren White 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, Stephen Loren White, 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 30th day of May, 2017.

Date of first publication: June 9, 2017.

Kathryn M. Belcher, OSB #992200 Attorney for Personal Representative

Personal Representative
Stephen Loren White
9814 Fox Street
Aumsville, OR 97325
(503) 999-2590

Attorney for Personal Representative
Kathryn M. Belcher, OSB #992200
McGinty & Belcher, Attorneys, P.C.
P.O. Box 12806
Salem, OR 97309
Tel: (503) 371-9636
Fax: (503) 371-2879
E-mail: kathy@mcginty-belcher.com

6/9, 6/16, 6/23

NOTICE OF SHERIFF'S SALE

On 17th day of July, 2017, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 2567 Concord Street, Woodburn, in the case of CITIMORTGAGE, INC., Plaintiff, vs. TOMAS GUTIERREZ, IDALIA P. GUTIERREZ, THE HERITAGE PARK MAINTENANCE HOME OWNER'S ASSOCIATION, EQUABLE ASCENT FINANCIAL LLC, VELOCITY INVESTMENTS, LLC, CACH, LLC, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 2567 CONCORD STREET, WOODBURN, OREGON 97071, Defendant(s). For more information go to <http://oregonsheriffssales.org>

6/16, 6/23, 6/30, 7/7

NOTICE OF SHERIFF'S SALE

On 17th day of July, 2017, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 9655 River Road NE, Salem, in the case of HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-7, Plaintiff, vs. ROBERT C. WILLIAMSON, PERSONAL REPRESENTATIVE FOR THE ESTATE OF ROBERT WILLIAM ANDERSON, THE UNKNOWN HEIRS AND ASSIGNS OF ROBERT W. ANDERSON, THE UNKNOWN DEVEISEES OF ROBERT W. ANDERSON, FRANCES BERNICE ANDERSON, NANCY ANDERSON, WILLIAM ANDERSON, JERI ANN HARBISON, PAUL BRIAN HARBISON, HOLLIS JEAN HARBISON, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 9655 RIVER ROAD NE, SALEM, OREGON

97303, Defendant(s). For more information go to <http://oregonsheriffssales.org>

6/16, 6/23, 6/30, 7/7

NOTICE OF SHERIFF'S SALE

On 17th day of July, 2017, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 950 18th Street NE, Salem, in the case of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. CAROLE A. COLE, OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 950 18TH STREET NE, SALEM, OREGON 97301, Defendant(s). For more information go to <http://oregonsheriffssales.org>

6/16, 6/23, 6/30, 7/7

NOTICE OF SHERIFF'S SALE

On 17th day of July, 2017, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4780 Sienna Dr NE, Salem, in the case of NATIONSTAR MORTGAGE LLC, Plaintiff, vs. ROBIN D. GILMER, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 4780 SIENNA DR. NE, SALEM, OR 97301, Defendant(s). For more information go to <http://oregonsheriffssales.org>

6/16, 6/23, 6/30, 7/7

NOTICE OF SHERIFF'S SALE

On 17th day of July, 2017, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 315 S Pershing Street, Mt Angel, in the case of U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST, Plaintiff, vs. DANIEL M. HERNANDEZ, JESSICA M. HERNANDEZ, MAIN STREET ACQUISITION CORP., CAPITAL ONE BANK USA NA, 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, Defendant(s). For more information go to <http://oregonsheriffssales.org>

6/16, 6/23, 6/30, 7/7

NOTICE TO INTERESTED PERSONS

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

Case No.: 17PB03286 NOTICE TO INTERESTED PERSONS In the Matter of the Estate of MARIE A. STEPHENS, Deceased.

NOTICE IS HEREBY GIVEN that MARGARET L. STEPHENS has been appointed Personal Representative of the above-captioned Estate. All persons having claims against the Estate are required to present them, with vouchers attached, to the Personal Representative in care of the undersigned attorney for the Personal Representative at 841 Saginaw Street S. , PO Box 741, Salem, OR 97308, within four (4) 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 proceeding in this Estate may obtain additional information from the records of the Court, the Personal Representative, or the attorneys for the Personal Representative.

DATED this 5 day of June, 2017.

Erin Holderman Pascual, OSB #143400 FOR Con P. Lynch, OSB #832779 Attorney for the Personal Representative

Date first published: June 9, 2017.

6/9, 6/16, 6/23

puzzle answers

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