

# public notices

## NOTICE OF SHERIFF'S SALE

On 31st day of July, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4414 Leafwood Ave NE, Salem, in the case of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASSTHROUGH CERTIFICATES, SERIES 2007-KS2, its successors in interest and/or assigns, Plaintiff, vs. JOSE CORTES-ANDRADE AKA JOSE ANDRADE AKA JOSE C. ANDRADE, GREGORIO CORTES-MEZA, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR OWNIT MORTGAGE SOLUTIONS, INC., DICKINSON FINANCIAL, LLC, DANIEL R. WILKINSON, MIDLAND FUNDING, LLC, XAVIER-MICHAEL O. MORONEY, STATE OF OREGON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

6/26, 7/3, 7/10, 7/17

## NOTICE OF SHERIFF'S SALE

On 10th day of July, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1051 Rock Creek Drive S, Salem, in the case of U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR TO LASALLE BANK, N.A. TRUSTEE FOR THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2, Plaintiff, vs. VIRGIL H. LEE, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1051 ROCK CREEK DR. S., SALEM, OR 97306, Defendant(s). For

more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

6/12, 6/19, 6/26, 7/3

## NOTICE OF SHERIFF'S SALE

On 31st day of July, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 652 Hollyhock Pl N, Keizer, in the case of NATIONSTAR MORTGAGE LLC, its successors in interest and/or assigns, Plaintiff, vs. IVAN KARPEN AKA IVAN SCOTT KARPEN, JANICE A. WALLACE AKA JANICE AYAMI WALLACE, COMPANION PROPERTY AND CASUALTY INSURANCE COMPANY, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

6/26, 7/3, 7/10, 7/17

## NOTICE OF SHERIFF'S SALE

On 31st day of July, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 530 Edgewood Dr , Silverton, in the case of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. MARK G. LAUZON, AUDREY B. LAUZON, FORD MOTOR CREDIT COMPANY, LLC, COLUMBIA CREDITS, INC., ASSET SYSTEMS, INC., CAPITAL ONE EQUIPMENT FINANCE CORPORATION FKA ALL POINTS CAPITAL CORPORATION, VALLEY CREDIT SERVICE, INC., STATE OF OREGON, OTHER PERSONS OR PARTIES, including OCCUPANTS, UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, Defendant (s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

6/26, 7/3, 7/10, 7/17

## NOTICE OF SHERIFF'S SALE

On 28th day of July, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 7539 Spellbrink Lane SE, Salem, in the case of GREEN TREE SERVICING, LLC, Plaintiff, vs. TRICIA DANIELL RIGSBY, TERRY L RIGSBY, UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE, STERLING JEWELERS INC, DBA KAY JEWELERS, 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 [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

6/26, 7/3, 7/10, 7/17

## NOTICE

**Sale of Abandoned Manufactured Home:** One (1) 1979 Skyline manufactured dwelling, Plate number X155656, Home identification number 221427, Manufacturer's serial number(s) 01910266M, has been abandoned by Janet Rosgen and Darlene Edwards. Said property is located at 830 N. Main Street, #64, Mt. Angel, OR 97362. Said dwelling shall be sold by private bidding, with sealed bids, and "as is." Bids shall be delivered to Bavarian Village, 830 N. Main Street, #7, Mt. Angel, OR 97362 at or before midnight (the end of the day) on the 7th day of July, 2015. The minimum bid shall be \$3,769.97, which said amount includes unpaid taxes, all of which is to be paid by purchaser. For additional information, or to ask questions, please contact Tom Owens at 503.845.2586.

6/26, 7/3

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Harold L Peterson, A Single Man, as grantor, to First American Title Company as

trustee, in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Investor's Corporation as beneficiary, dated June 11, 2009, recorded June 25, 2009, in the mortgage records of Marion County, Oregon, as Document No. Reel 3078 Page 73, and assigned to Planet Home Lending, LLC on January 9, 2015 in the records of Marion County, Oregon, as Document No. Reel 3663 Page 498, covering the following described real property situated in said county and state, to wit:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO.  
PROPERTY ADDRESS: 3615 MONROE AVE NE, Salem, OR 97301

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 of \$7,976.73 beginning August 1, 2014; plus late charges of \$270.74; minus a suspense account of \$149.00; 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: \$128,926.83 with interest thereon at the rate of 2.12500 percent per annum beginning July 1, 2014; plus escrow advances of \$988.86; plus late charges of \$270.74; plus recoverable balance of \$491.00; minus a suspense account of \$149.00; 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 property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice is hereby given that the undersigned trustee will on October 23, 2015, at the hour of 10:00 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 methamphetamine, 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.  
Authorized to sign on behalf of the trustee  
710 Second Ave, Suite 710  
Seattle, WA 98104

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE RECEIVED A DISCHARGE OF THE DEBT REFERENCED HEREIN IN A BANKRUPTCY PROCEEDING, THIS LETTER IS NOT AN ATTEMPT TO IMPOSE PERSONAL LIABILITY UPON YOU FOR PAYMENT OF THAT DEBT. IN THE EVENT YOU HAVE RECEIVED A BANKRUPTCY DISCHARGE, ANY ACTION TO ENFORCE THE DEBT WILL BE TAKEN AGAINST THE PROPERTY ONLY.

Case: 60111-00148-NJ-OR  
**Exhibit "A"**

**Legal Description:**  
Commencing at the Northeast corner of Lot 4 of the Plat of "Hanley Terraces" a subdivision located in Sections 26 and 26, Township 14 South, Range 12 West, Willamette Meridian, in Lincoln City, Oregon said Northeast corner of Lot 4 being 4208.37 feet South and 67.79 feet West of the West quarter corner of Section 23; thence North 74° 19' 00" West, 76.51 feet to the East line of that tract conveyed from Charlie J. and Margaret R. Lessor to Thomas G. and M. Joyce Smit, recorded in Microfilm Records, book 123, page 2350, Lincoln County Deed Records; thence South 53° 44' 00" West, 90.03 feet along said East line; thence South 15° 41' 00" West, 109.10 feet, along said East line to the North line of "Hanley Terraces"; thence along said North line South 74° 19' 00" East, 25.00 feet to the true point of beginning.

TOGETHER WITH an easement for ingress and egress over and across the following describe tract:

Commencing at the Northeast corner of above described Lot 4; thence South 74° 19' 00" East, 25.00 feet along the North right of way of Harley Drive; thence North 4° 14' 35" West, 191.46 feet to the Northeast corner of the above described parcel; thence South 15° 41' 00" West 68.96 feet along the East line of said parcel; thence South 4° 14' 35" East, 118.11 feet to the point of beginning.

6/26, 7/3, 7/10, 7/17

## NOTICE TO INTERESTED PERSONS

ESTATE OF RUTH S. WALSTROM  
NOTICE TO INTERESTED PERSONS  
Case No. 15PB01460  
In the Circuit Court of the State of Oregon for the

County of Marion, Probate Department.

In the Matter of the Estate of Ruth S. Walstrom, deceased.

Notice is hereby given that Robert L. Dorszynski has been appointed as Personal Representative in the above estate. All persons having claims against the estate are required to present them to the undersigned Personal Representative at: P.O. Box 3050, Salem, Oregon 97302, within four months after the date of the first publication of this notice, as stated below 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 the court or the personal representative. Date first published June 12, 2015.

Robert L. Dorszynski,  
Personal Representative  
P.O. Box 3050  
Salem OR 97302

6/12, 6/19, 6/26

## NOTICE TO INTERESTED PERSONS

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

In the Matter of the Estate of Myrtle I. Stanley, Deceased.  
No. 15PB02320 - Probate  
NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of the estate of the above named decedent. All persons having claims against the estate are required to present such claims within four months after the date of first publication of this notice, to Heltzel Williams PC, PO Box 1048, Salem, OR 97308, or the claims may be barred.

All persons whose rights may be affected by the proceeding may obtain additional information from the records of the court, the Personal Representative, or the attorneys for the Personal Representative.

Dated and first published June 12, 2015.

\s\ Karen K. Haston  
Personal Representative

Deborah R. Lush  
Heltzel Williams PC  
P. O. Box 1048  
Salem, Oregon 97308-1048  
Attorneys for  
Personal Representative

6/12, 6/19, 6/26

## NOTICE TO INTERESTED PERSONS

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

PROBATE DEPARTMENT  
No. 15PB02244

**NOTICE TO INTERESTED PERSONS**  
In the Matter of the Estate of JEANNETTE E. SCHULER, Deceased.

NOTICE IS HEREBY GIVEN that NANCY E. SCHULER has been appointed personal representative. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned personal representative at PO Box 781, Corvallis, Oregon 97339, 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, Joel Howe, Evashevski, Elliott, Cihak & Hedger, PC, P.O. Box 781, Corvallis, OR 97339.

Dated and first published on June 26, 2015.

NANCY E. SCHULER,  
Personal Representative

6/26, 7/3, 7/10

**This could save your life.**  
[diabetes.org/FindOut](http://diabetes.org/FindOut)

Type 2 diabetes can be deadly. But it can be prevented.

If you're overweight or over 45, take the free diabetes risk test, and Stop Diabetes®... before it stops you.

American Diabetes Association.  
**CheckUp America®**  
[diabetes.org/FindOut](http://diabetes.org/FindOut)  
1-800-DIABETES (342-2383)

**Stacy Lewis is an expert on metal shafts. After all, she has one in her back.**

As a young teen with scoliosis, Stacy underwent a complex, spine-straightening procedure, leaving her with a steel rod and five screws in her back. After long months of rigorous therapy, Stacy showed the world what talent, determination, and advanced orthopaedic surgery can accomplish.

Check out Stacy's amazing path to the number one women's ranking – and find your own inspiration at [ANationInMotion.org](http://ANationInMotion.org).

**AAOS**  
AMERICAN ACADEMY OF ORTHOPAEDIC SURGEONS  
[orthoinfo.org](http://orthoinfo.org)

**Scoliosis Research Society**  
[srs.org](http://srs.org)

**PART INFO GETTING PLUS PART IDEA SHARING**  
Equals total government connecting.

Get info. Find answers. Share ideas. Your connection begins at [USA.gov](http://USA.gov) – the official source for federal, state and local government information.

**USA.gov**  
1 (800) FED-INFO