public notices

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION
Probate Department
Case No. 16PB06070
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of:
JOHN ALLEN NOLAND,
Decedent.

NOTICE IS HEREBY GIVEN that the undersigned 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 the office of the attorney for the Personal Representative, Michael Redden, within (4) 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 lawyers for the personal representative, Michael Redden.

Dated and first published on October 14, 2016.

Michael Noland, Personal Representative of the Estate of John Allen Noland

PERSONAL REPRESENTATIVE
Michael Noland
17040 SW Terrace
King City, Oregon 97224
Tel. No. (503) 970-8113

ATTORNEY FOR PERSONAL REPRESENTATIVE
Michael Redden - OSB #80350
4248 Galewood Street
Lake Oswego, Oregon 97035
Tel No. (503) 284-5118
Fax No. 503-284-7315
michael@reddenpc.com

10/14, 10/21, 10/28

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

Reference is made to a trust deed made by Tabatha Gritton, as Grantor, to Ticor Title, as Trustee, in favor of Habitat for Humanity of the Mid-Willamette Valley, as Beneficiary, dated January 6, 2012, and recorded January 9, 2012, in Reel 3347, Page 208 in the Marion County Official Records, covering the following described real property situated in the above-mentioned county and state, to-wit:

Real property in the County of Marion, State of Oregon, described as follows:

Lot 20, SAMARITAN LANE P.U.D., recorded October 13, 2008 under Volume H46, Page 104, in the City of Salem, County of Marion and State of Oregon, TOGETHER WITH an easement for ingress and egress over Fuller Lane, a private way, as disclosed on the plat thereof.

The undersigned was appointed as Successor Trustee by the Beneficiary by an appointment dated August 11, 2016, and recorded on August 11, 2016, in the Marion County Official Records in Reel 3848, Page 482. The address of the trustee is 693 Chemeketa Street NE, Salem, OR 97301.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statues 86.752(3), the default for which the foreclosure is made in grantor's failure to pay when due the following sums:

The sum of $2,816.00 in principal, for payments due for January, 2016 and June through August, 2016.

By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following:

The sum of $121,175.56 in principal; plus the cost of foreclosure report, attorney's fees, and trustee's fees; together with any other sums due or that may become due under the Note or by reason of the default, this foreclosure and any further advances made by Beneficiary as allowed by the Note and Deed of Trust.

WHEREFORE notice is hereby given that the undersigned trustee will on January 3, 2017, at the Main door of the Marion County Courthouse, 100 High St. NE, 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 a reasonable charge by the trustee. 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 then 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 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.

NOTICE TO RESIDENTIAL TENANTS:

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for January 3, 2017. The date of this sale may be postponed. Unless the lender that is foreclosing on this property is paid before the sale date, the foreclosure will go through and someone new will own this property. After the sale, the new owner is required to provide you with contact information and notice that the sale took place.

The following information applies to you only if you are a bona fide tenant occupying and renting this property as a residential dwelling under a legitimate rental agreement. The information does not apply to you if you own this property or if you are not a bona fide residential tenant.

If the foreclosure sale goes through, the new owner will have the right to require you to move out. Before the new owner can require you to move, the new owner must provide you with written notice that specifies the date by which you must move out. If you do not leave before the move-out date, the new owner can have the sheriff remove you from the property after a court hearing. You will receive notice of the court hearing.

PROTECTION FROM EVICTION

IF YOU ARE A BONA FIDE TENANT OCCUPYING AND RENTING THIS PROPERTY AS A RESIDENTIAL DWELLING, YOU HAVE THE RIGHT TO CONTINUE LIVING IN THIS PROPERTY AFTER THE FORECLOSURE SALE FOR:

•60 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE, IF YOU HAVE FIXED TERM LEASE; OR

•AT LEAST 30 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE, IF YOU HAVE A MONTH-TO-MONTH OR WEEK-TO WEEK RENTAL AGREEMENT.

If the new owner wants to move in and use this property as a primary residence, the new owner can give you written notice and require you to move out after 30 days, even though you have a fixed term lease with more than 30 days left.

You must be provided with at least 30 days' written notice after the foreclosure sale before you can be required to move.

A bona fide tenant is a residential tenant who is not the borrower (property owner) or a child, spouse or parent of the borrower, and whose rental agreement:

•Is the result of an arm's-length transaction;

•Requires the payment of rent that is not substantially less than fair market rent for the property, unless the rent is reduced or subsidized due to a federal, state or local subsidy; and

•Was entered into prior to the date of the foreclosure sale.

ABOUT YOUR TENANCY BETWEEN NOW AND THE FORECLOSURE SALE:
RENT

YOU SHOULD CONTINUE TO PAY RENT TO YOUR LANDLORD UNTIL THE PROPERTY IS SOLD OR UNTIL A COURT TELLS YOU OTHERWISE. IF YOU DO NOT PAY RENT, YOU CAN BE EVICTED. BE SURE TO KEEP PROOF OF ANY PAYMENTS YOU MAKE.

SECURITY DEPOSIT

You may apply your security deposit and any rent you paid in advance against the current rent you owe your landlord as provided in ORS 90.367. To do this, you must notify your landlord in writing that you want to subtract the amount of your security deposit or prepaid rent from your rent payment. You may do this only for the rent you owe your current landlord. If you do this, you must do so before the foreclosure sale. The business or individual who buys this property at the foreclosure sale is not responsible to you for any deposit or prepaid rent you paid to your landlord.

ABOUT YOUR TENANCY AFTER THE FORECLOSURE SALE:

The new owner that buys this property at the foreclosure sale may be willing to allow you to stay as a tenant instead of requiring you to move out after 30 OR 60 days. After the sale, you should receive a written notice informing you that the sale took place and giving you the new owner's name and contact information. You should contact the new owner if you would like to stay. If the new owner accepts rent from you, signs a new residential rental agreement with you or does not notify you in writing within 30 days after the date of the foreclosure sale that you must move out, the new owner becomes your new landlord and must maintain the property. Otherwise:

•You do not owe rent;

•The new owner is not your landlord and is not responsible for maintaining the property on your behalf; and

•You must move out by the date the new owner specifies in a notice to you.

The new owner may offer to pay your moving expenses and any other costs or amounts you and the new owner agree on in exchange for your agreement to leave the premises in less than 30 or 60 days. You should speak with a lawyer to fully understand your rights before making any decisions regarding your tenancy.

IT IS UNLAWFUL FOR ANY PERSON TO TRY TO FORCE YOU TO LEAVE YOUR DWELLING UNIT WITHOUT FIRST GIVING YOU WRITTEN NOTICE AND GOING TO COURT TO EVICT YOU. FOR MORE INFORMATION ABOUT YOUR RIGHTS, YOU SHOULD CONSULT A LAWYER. If you believe you need legal assistance, you may contact the Oregon State Bar and ask for the lawyer referral service at 503-684-3763 or toll-free in Oregon at 800-452-7636 or you may visit its website at: http://www.osbar.org. If you do not have enough money to pay a lawyer and are otherwise eligible, you may be able to receive legal assistance for free. For more information and a directory of legal aid programs, go to: http://www.oregonlawhelp.org.

This communication is from a debt collector.

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.

DATED: August 19, 2016.

SHERMAN SHERMAN JOHNNIE & HOYT, LLP, Successor Trustee

By: /s/_____
Gina Anne Johnnie

10/14, 10/21, 10/28, 11/4

NOTICE TO INTERESTED PERSONS

Circuit Court Of Oregon
County Of Marion
Case No: 16PB05878

In The Matter Of Adolph A. Maas, Jr., Deceased

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION PROBATE DEPARTMENT No. 16PB05878, in the Matter of the Estate of Adolph A. Maas, Jr., Deceased. Notice is hereby given that the Circuit Court of the State of Oregon, for the County of Marion, has appointed Alice Kay Coward as Personal Representative of the Estate of Adolph A. Maas, Jr., deceased. All persons having claims against said estate are required to present the same, with proper vouchers, to the Personal Representative, c/o Saalfeld Griggs PC, Attn: Freeman Green, 250 Church St. SE, Suite 200, PO Box 470, Salem, OR 97308, within four months from the date of first publication of this notice as stated below, or the claims may be barred. All persons whose rights may be affected by this proceeding may obtain additional information from the records of the Court, Alice Kay Coward, the Personal Representative, or the following named Attorney for the Personal Representative, Freeman Green.

Dated and first published on October 14, 2016.

Alice Kay Coward, Personal Representative

Attorney For
Personal Representative:
Freeman Green, OSB #080737
Saalfeld Griggs PC
250 Church St. SE, Suite 200
PO Box 470
Salem, OR 97308
Ph: (503) 399-1070
Fax: (503) 371-2927

10/14, 10/21, 10/28

NOTICE OF SHERIFF'S SALE

On 9th 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: 2146 Park Avenue NE, Salem, in the case of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-NC3, Plaintiff, vs. LINDA WANNER, RICHARD WANNER, GORDON K. PETERSON, TTEE, TRUSTEE(S) OF THE EDUCATION TRUST ULS WILLARD D. JOHNSON, 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

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

NOTICE TO CLAIMANTS

THE ZIELINSKI LIVING TRUST
NOTICE TO CLAIMANTS

In the Circuit Court of the State of Oregon for the County of Marion, Probate Department, Case Number 16PB06705.

In the Matter of The Zielinski Living Trust dated June 6, 2005, as restated on April 19, 2007, and April 18, 2008.

Gloria Anne Zielinski is the Settlor of The Zielinski Living Trust. Gloria Anne Zielinski died March 23, 2016. Robert L. Dorszynski is the Trustee of The Zielinski Living Trust.

All persons having claims against the Settlor are required to present them to the Trustee 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 the claim may be barred.

All persons whose rights may be affected by the proceedings in this trust may obtain additional information from the Trustee or the court file.

Date first published October 14 , 2016.

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

10/14, 10/21, 10/28

NOTICE OF SHERIFF'S SALE

On 9th 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: 179 Cedar Lane, Gates, in the case of CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. BRYAN JENSON, PARTIES IN POSSESSION, Defendant(s). For more information go to http://oregonsheriffssales.org

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

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

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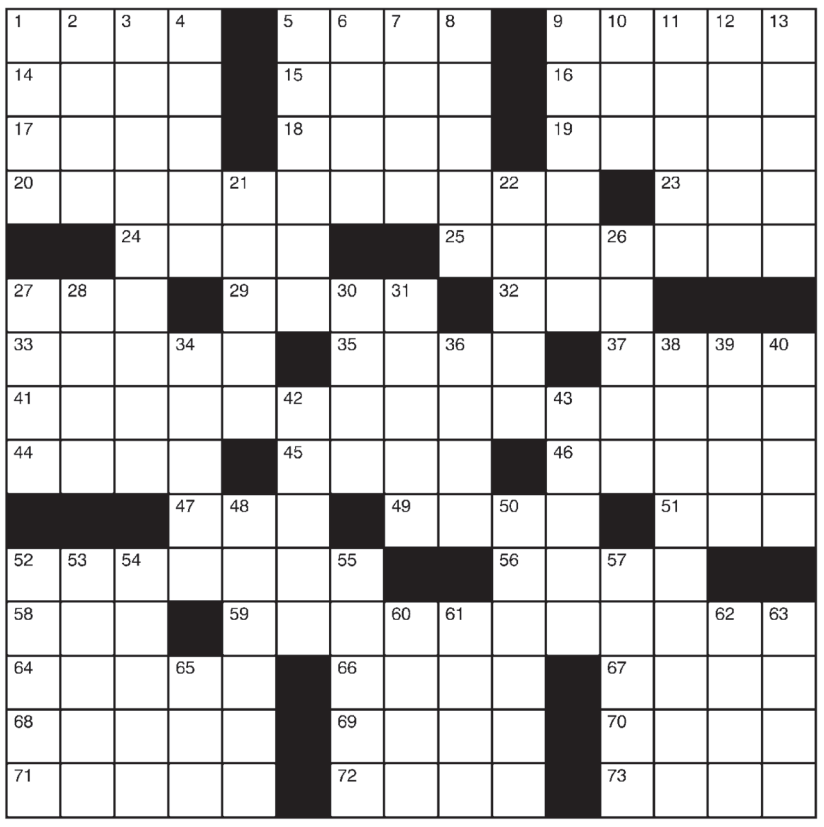
crossword

Keep Cool!



CREATORS NEWS SERVICE — By Charles Preston

ACROSS

1 Dry stream bed
5 Arizona aborigine
9 Nasty bug
14 Western state: abbr.
15 Stratford river
16 Comedian Murphy
17 *Das Kapital*'s Marx
18 Dickens's Miss Trent
19 To sponge
20 Physical exertion
23 Schoolboy
24 Sailor's chanty
25 City on the Hudson
27 Executed
29 Indigo dye
32 Shoshone Indian
33 Old song, *Robin* ___
35 Triton
37 Price list word
41 Get one's dander up
44 Examination
45 Zoo sound
46 Disconnect
47 Cooler
49 Cut with a sickle
51 *Te* ___: Sp. lover's avowal
52 Have title to
56 Threshold
58 Behave
59 Where social graces are purveyed
64 Part of a fish hook
66 NM river
67 It sailed from Thessaly to Colchis
68 German philosopher
69 Colleague
70 Evening: It.
71 Crested mountain ridge
72 Beholds
73 So be it!

DOWN

1 Stopped sleeping
2 USSR sea
3 Exciting times at Epsom
4 Arctic abode
5 Persist tenaciously
6 ___ and out
7 Native of Poznan
8 Dental work
9 Newly come
10 Seraglio room
11 Confound
12 Cheroot
13 Pays attention
21 Embarcadero
22 Pierre's *midi*
26 NH summer resort
27 Tetched
28 Bootless
30 "___ the wild blue yonder"
31 Hungarian composer
34 Scintillas
36 Used to be
38 According to the value: L.
39 Former pitcher Labine
40 Protagonist
42 Impudent
43 Molded salad
48 Frame for a paper-maker's mold
50 Analyzes
52 Mustapha Kemal title
53 Yellow to orange pigment
54 The theater
55 Old Icelandic narratives
57 Site of Jokang temple
60 Vex
61 *Jeune fille*: abbr.
62 Hobgoblin
63 Banking transaction
65 Lepidopterist's need