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Legal Notices

IN THE CIRCUIT COURT FOR THE STATE OF OREGON IN AND FOR THE COUNTY OF LANE JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS PURCHASER OF THE LOANS OR OTHER ASSETS OF WASHINGTON MUTUAL BANK, SUCCESSOR BY MERGER TO BANK UNITED, its successors in interest and/or assigns, Plaintiff, v. UNKNOWN HEIRS OF FRANK D. EDWARDS, JR. AND FRANCES M. EDWARDS; FRANK EDWARDS III; JAHSHUA EDWARDS; UNITED STATES OF AMERICA; GE MONEY BANK; CAPITOL ONE BANK; OREGON DEPARTMENT OF HUMAN SERVICES; Occupants of the Premises; and any and all persons claiming an interest in the Property, Defendants. Case No. 160918307 SUMMONS BY PUBLICATION 1. **TO THE DEFENDANTS:** UNKNOWN HEIRS OF FRANK D. EDWARDS, JR. AND FRANCES M. EDWARDS; JAHSHUA EDWARDS; AND ANY AND ALL PERSONS CLAIMING AN INTEREST IN THE PROPERTY: 2. In the name of the State of Oregon, you are hereby required to appear and answer the complaint filed against you in the above-entitled Court and cause on or before the expiration of 30 days from the date of the first publication of this summons. The date of first publication in this matter is December 10, 2009. If you fail timely to appear and answer, plaintiff will apply to above-entitled court for the relief prayed for in its complaint. This is a judicial foreclosure of a deed of trust in which the plaintiff requests that the plaintiff be allowed to foreclose your interest in the following described real property: BEGINNING AT A FOUND 3/4 INCH IRON PIPE MARKING THE SOUTHEAST CORNER OF LOT 10 OF BOWLING'S ADDITION TO SANTA CLARA, AS PLATTED AND RECORDED IN BOOK 11, PAGE 12 OF THE LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON; THENCE ALONG THE SOUTH LINE OF SAID BOWLING'S ADDITION TO SANTA CLARA NORTH 86° 29' 00" EAST 15.00 FEET TO A POINT ON THE WEST MARGIN OF LEA AVENUE, SAID POINT BEING 25.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF LEA AVENUE; THENCE ALONG THE WEST MARGIN OF LEA AVENUE, NORTH 3° 31' 00" WEST 138.06 FEET TO A POINT ON THE SOUTH MARGIN OF RUBY LANE, SAID POINT BEING 25.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF RUBY LANE; THENCE ALONG THE SOUTH LINE OF RUBY LANE, SOUTH 86° 26' 07" WEST 90.00 FEET TO A POINT WHICH IS 75.00 FEET EASTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF LOT 10 OF SAID BOWLING'S ADDITION TO SANTA CLARA; THENCE LEAVING SAID SOUTH MARGIN AND RUNNING PARALLEL TO THE WEST LINE OF SAID LOT 10, SOUTH 3° 31' 00" EAST 137.96 FEET TO A POINT ON THE SOUTH LINE OF BOWLING'S ADDITION TO SANTA CLARA; THENCE ALONG THE SOUTH LINE OF BOWLING'S ADDITION TO SANTA CLARA, NORTH 86° 29' 00" EAST 75.00 FEET TO THE POINT OF BEGINNING, ALL IN LANE COUNTY, OREGON. Commonly know as: 120 Ruby Lane, Eugene, OR, 97404. 3. **NOTICE TO DEFENDANTS: READ THESE PAPERS CAREFULLY!** A lawsuit has been started against you in the above-entitled court by, its successors in interest and/or assigns, plaintiff. Plaintiff's claims are stated in the written complaint, a copy of which was filed with the above-entitled Court. 4. 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 30 days of the date of first publication specified herein 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. 5. 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. 6. This summons is issued pursuant to ORCP 7. ROUTH CRABTREE OLSEN, P.S. By Janaya L. Carter, OSB # 032830, Attorneys for Plaintiff, 3535 Factoria Blvd SE, Suite 200, Bellevue, WA 98006. (425) 586-1991; Fax (425) 283-5991. jcarter@rcolegal.com. **NOTICE Pursuant to the Federal Fair Debt Collection Practices Act:** If you are the consumer who originally contracted the debt or if you

assumed the debt, then you are notified that: 1. As of the 19th of October, 2009, the principal balance owed is \$102,089.91. Because of interest, late charges, and other charges that may vary from day to day, the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check. For further information, write or call Routh Crabtree Olsen, P.S. 2. The creditor to whom the debt is owed is JPMorgan Chase Bank, National Association, as purchaser of the loans or other assets of Washington Mutual Bank, successor by merger to Bank United, its successors in interest and/or assigns. 3. Unless within 30 days after receipt of this notice you dispute the debt or any portion of it, we will assume the debt to be valid. 4. If you notify us in writing within 30 days after receipt of this notice that you dispute the debt or any part of it, we shall obtain verification of the debt and mail it to you. 5. If you so request in writing within 30 days after receipt of this notice, we will provide you with the name and address of the original creditor, if different from the current creditor. **THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.** I hereby certify that the within is a true copy of the original summons in the within entitled action. By: Janaya L. Carter, OSB # 032830, Attorney for Plaintiff.

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF LANE In the Matter of the Custody of Donovan David Wicks, a Minor Child: MARTI WICKS and JOHN WICKS, Petitioners, and MICHAEL WICKS, Respondent, and SHAWNA WICKS, Respondent. Case No. 15-09-19937 **SUMMONS TO: SHAWNA WICKS** IN THE NAME OF THE STATE OF OREGON you are hereby required to appear and answer the Petition to Establish Custody, Parenting Rights, filed against you in the above-entitled proceeding within thirty (30) days from the last publication of this Summons, which shall be on December 17, 2009. The Petition seeks to establish custody of minor children, define financial obligations in relation to those children, and dispose/award real and personal property, and assign debt. If you fail to answer, for want thereof, the Petitioner will apply to the Court for the relief demanded in said Petition. CHARLES S. SPINNER, OSB #76339, Attorney for Petitioner. **PRIVATE NOTICE TO RESPONDENTS - 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 an "Answer" or "Response". This paper must be given to the Court within thirty (30) days along with the required filing fee. It must be in proper form and have proof of service on the Petitioner in the above-entitled case or his or her attorney to show that the other side has been given a copy of it. If you have any questions concerning this matter, you should see an attorney at once. **IF YOU NEED HELP IN FINDING AN ATTORNEY, YOU MAY CALL THE OREGON STATE BAR'S LAWYER REFERRAL SERVICE AT (541) 684-3763 OR TOLL-FREE IN OREGON AT (800) 452-7636.**

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR LANE COUNTY PROBATE DEPARTMENT In the Matter of the Estate of: FLORENCE NINA McCOY, Deceased. No. 50-09-24606 **NOTICE TO INTERESTED PERSONS** NOTICE IS HEREBY GIVEN that Kathryn Rucker has been appointed personal representative. All persons having claims against the estate are required to present them, with vouchers attached, to the personal representative c/o Randall E. Thwing, 777 High Street, Suite 130, Eugene, Oregon 97401, 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 lawyer for the personal representative, Randall E. Thwing, 777 High Street, Suite 130, Eugene, OR 97401. Dated and first published on December 17, 2009. Randall E. Thwing, OSB #70153, Attorney for Personal Representative, 777 High Street, Suite 130, Eugene, OR 97401. (541) 683-1134

TRUSTEE'S NOTICE OF SALE The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided: 1. PARTIES: Grantor: SCOTT MARCOE. Trustee: CASCADE TITLE COMPANY. Successor Trustee: Nancy K. Cary. Beneficiary: OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, assignee of SIUSLAW BANK. 2. DESCRIPTION OF PROPERTY: The real property is described as follows: Lot 11, Block 2, FIRST ADDITION TO QUEEN'S HILLTOP, as platted and recorded in File 73, Slide 73, Lane County Oregon Plat Records, in Lane County, Oregon. 3. RECORDING: The Trust Deed was recorded as follows: Date Recorded: July 2, 2008. Recording No. 2008-038897. Official Records of Lane County, Oregon. 4. DEFAULT: The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure

to pay: Monthly payments in the amount of \$1,165.00 each, due the first of each month, for the months of June through September 2009; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest. 5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$172,561.76; plus interest at the rate of 5.625% per annum from May 1, 2009; plus late charges of \$208.85; plus advances and foreclosure attorney fees and costs. 6. SALE OF PROPERTY. The Trustee hereby states that the property will be sold to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Lane County, Oregon. 7. TIME OF SALE. Date: February 11, 2010. Time: 11:00 a.m. Place: Lane County Courthouse, 125 E. 8th Avenue, Eugene, Oregon. 8. RIGHT TO REINSTATE. Any person named in ORS 86.753 has the right, at any time that is not later than five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.753. **NOTICE TO TENANTS:** If you are a tenant of this property, foreclosure could affect your rental agreement. A purchaser who buys this property at a foreclosure sale has the right to require you to move out after giving you notice of the requirement. If you do not have a fixed-term lease, the purchaser may require you to move out after giving you a 30-day notice on or after the date of the sale. If you have a fixed-term lease, you may be entitled to receive after the date of the sale a 60-day notice of the purchaser's requirement that you move out. To be entitled to either a 30-day or 60-day notice, you must give the trustee of the property written evidence of your rental agreement at least 30 days before the date first set for the sale. If you have a fixed-term lease, you must give the trustee a copy of the rental agreement. If you do not have a fixed-term lease and cannot provide a copy of the rental agreement, you may give the trustee other written evidence of the existence of the rental agreement. The date that is 30 days before the date of the sale is January 12, 2010. The name of the trustee and the trustee's mailing address are listed on this notice. Federal law may grant you additional rights, including a right to a longer notice period. Consult a lawyer for more information about your rights under federal law. You have the right to apply your security deposit and any rent you prepaid toward your current obligation under your rental agreement. If you want to do so, you must notify your landlord in writing and in advance that you intend to do so. If you believe you need legal assistance with this matter, you may contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice. If you have a low income and meet federal poverty guidelines, you may be eligible for free legal assistance. Contact information for where you can obtain free legal assistance is included with this notice. You may reach the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 800-452-7636 or you may visit its website at: www.osbar.org. Legal assistance may be available if you have a low income and meet federal poverty guidelines. For more information and a directory of legal aid programs, go to <http://www.oregonlawhelp.org>. Any questions regarding this matter should be directed to Lisa Summers, Paralegal, (541) 686-0344 (TS #07754.30204). DATED: September 17, 2009. **/s/ Nancy K. Cary** Nancy K. Cary, Successor Trustee, Herschner Hunter, LLP, P.O. Box 1475, Eugene, OR 97440. Date of first publication December 3, 2009. Date of last publication December 24, 2009.

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