

Legal Notices

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AMENDED TRUSTEE'S NOTICE OF SALE

The trust deed to be foreclosed pursuant to Oregon law is referenced to as follows (the "Trust Deed"): Grantor: Patricia A. Hickie. Trustee: Mary Bridget Smith. Beneficiary: Douglas L. and Cherie L. Capps. Date: October 19, 1999. Recording Date: October 22, 1999. Recording Reference: Reception No. 99-089041. County of Recording: Lane County. The Successor Trustee is Mary Bridget Smith and the mailing address of the Successor Trustee is: Mary Bridget Smith, Successor Trustee, Leahy, Van Vactor & Cox, LLP, 188 West B Street, Building N, Springfield, Oregon 97477. The Trust Deed covers the following described real property in the County of Lane and State of Oregon ("the Property"): The Northwest 1/4 of Section 18, Township 17 South, Range 2 West of the Willamette Meridian, in Lane County, Oregon. Commonly known as 35191 McKenzie View Drive, Springfield, OR 97478. 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 Statute 86.753(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: The monthly installment payments of \$1,996.00 beginning September 1, 2009, and continuing through the installment due February 1, 2010, plus interest and late charges; real property taxes, plus interest and penalties; and other liens and penalties. Total default as of February 1, 2010, is \$16,332.32. By reason of said 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 to wit: \$264,123.73 together with the sum of \$9,243.78, which represents unpaid contractual interest and late charges through February 1, 2010, together with interest on the principal sum of \$264,123.73 at the rate of 7% per annum from February 1, 2010, until paid, together with insurance paid by the Beneficiary on the property, late charges and penalties, trustee fees, attorney fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the trust deed. **THE DATE, TIME AND PLACE OF THE SALE IS: DATE: JULY 2, 2010. TIME: 9:00 O'CLOCK A.M. PLACE: 188 WEST B STREET, BUILDING N, SPRINGFIELD, OREGON. 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 JUNE 2, 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 THAT 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 WHERE YOU CAN OBTAIN FREE LEGAL ASSISTANCE IS INCLUDED IN THE NEXT PARAGRAPH. THERE ARE GOVERNMENT AGENCIES AND NONPROFIT ORGANIZATIONS THAT CAN GIVE YOU INFORMATION ABOUT FORECLOSURE AND HELP YOU DECIDE WHAT TO DO. FOR THE NAME AND PHONE NUMBER OF AN ORGANIZATION NEAR YOU, PLEASE CALL THE STATEWIDE PHONE**

CONTACT NUMBER AT 1-800-SAFENET (1800-723-3638). YOU MAY ALSO WISH TO TALK TO A LAWYER. IF YOU NEED HELP FINDING A LAWYER, YOU MAY CALL 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: [HTTP://WWW.OSBAR.ORG](http://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 THAT PROVIDE LEGAL HELP TO INDIVIDUALS AT NO CHARGE, GO TO [HTTP://WWW.OREGON-LAWHELP.ORG](http://www.oregon-lawhelp.org) AND [HTTP://WWW.OSBAR.ORG/PUBLIC/RIS/LOWCOSTLEGAHELP/LEGALAID.HTML](http://www.osbar.org/public/ris/lowcostlegalehelp/legalaid.html). RIGHT TO CURE. The right exists under ORS 86.753 to have this foreclosure proceeding dismissed and the Trust Deed reinstated by doing all of the following at any time that is not later than five days before the date last set for the sale: (1) Paying to the beneficiary the entire amount then due (other than such portion as would not then be due, had no default occurred); (2) Curing any other default complained of herein that is capable of being cured by tendering the performance required under the Trust Deed; and (3) Paying all costs and expenses actually incurred in enforcing the Obligation and Trust Deed, together with Trustee's and attorney's fees not exceeding the amounts provided by ORS 86.753. 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. **WE ARE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WE OBTAIN WILL BE USED TO COLLECT THE DEBT.** Cashier's checks for the foreclosure sale must be payable to Mary Bridget Smith, Successor Trustee. DATED: April 16, 2010 /s/ Mary Bridget Smith, Successor Trustee, Leahy, Van Vactor & Cox, LLP, Attorneys at Law, 188 West B Street, Building N, Springfield, OR 97477. Phone: (541) 746-9621; Fax: (541) 746-4109. Date of first publication: April 22, 2010.

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR LANE COUNTY Probate Department In the Matter of the Estate of GRACE V. JOHANSSON, Deceased. Case No. 50-10-08799 **NOTICE TO INTERESTED PERSONS** 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 767 Willamette Street, Suite 201, 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 attorney for the Personal Representative, John C. Fisher. Dated and first published this 6th day of May, 2010. /s/ Lynn Drechsel LYNN DRECHSEL, Personal Representative.

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF LANE In the Matter of the Estate of LARRY DEAN HAXTON, Deceased. Case No. 50-10-08770 **NOTICE TO INTERESTED PERSONS** 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 Paul D. Clayton, 1358 Oak Street, Suite 1, Eugene, OR 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 attorney for the personal representative, at the office of Paul D. Clayton, 1358 Oak Street, Suite 1, Eugene, OR 97401. (541) 345-3581. Dated and first published May 6, 2010. PERSONAL REPRESENTATIVE REBECCA LOU HOLLENBECK c/o Paul D. Clayton, Attorney for Personal Representative, 1358 Oak Street, #1, Eugene, OR 97401. (541) 345-3581. (541) 484-7672 fax. PDCLaw@integra.net

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF LANE In the Matter of the Estate of Marian Henderson Petit, Deceased. No. 50-10-09497 **NOTICE TO INTERESTED PERSONS** 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 85448 South Willamette Street, Eugene, Oregon 97405, 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, Lawrence Deckman, at 2406 Lawrence Street, Eugene, Oregon 97405. (541) 731-1227. Dated and first published May 13, 2010.

IN THE MATTER OF THE ESTATE OF NORMA L. BUSSEAR Lane County Circuit Court Case No. 50-10-08402 **NOTICE TO INTERESTED PERSONS** NOTICE is hereby given that GAYLE A. PROCHNOW & PAULA L. HAGUE have qualified and have been appointed as the personal representative(s) of the Estate of NORMA L. BUSSEAR, Deceased, Lane County Circuit Court Case No. 50-10-08402. All claims against the estate are required to be presented to the Personal Representative(s), GAYLE A. PROCHNOW & PAULA L. HAGUE, c/o Don B. Dickman, P.C., Attorney at Law, P.O. Box 5682, Eugene, Oregon, 97405-0682, within four (4) months from April 29, 2010, the date of first publication of Notice, or such claims may be barred. Any person whose rights may be affected by the proceedings may obtain additional information from the records of the court, the Personal Representative, or Don B. Dickman, P.C., Attorney at Law, Don B. Dickman, P.C., Attorney, OSB No. 952507 (541) 485-6767

LANE COUNTY CIRCUIT COURT Probate Department In the Matter of the Estate of WILLIS LEE AKERSON, Deceased. No. 51-10-06115 **NOTICE TO INTERESTED PERSONS** ALL PERSONS HAVING CLAIMS against the Estate of WILLIS LEE AKERSON, Deceased, Lane County Probate Case No. 51-10-06115, are required to present them, with vouchers attached, to the Personal Representative, appointed by the Lane County Circuit Court, at 1158 High Street, Suite 102, Eugene, Oregon 97401, within four (4) months from May 13, 2010, the date of first publication, or such claims may be barred. Any person whose rights may be affected by the proceedings in this Estate may obtain additional information from the records of the Court, the Personal Representative or the attorney of the Personal Representative. ROGER D. AKERSON, Personal Representative, c/o Lee J. Judy, Attorney. Phone: 541-687-4802

LOAN NO: 200049058 T.S. NO.: 10030770R Reference is made to that certain deed made by, Diane L. Carranza and Simon S Carranza as Grantor to First American, as trustee, in favor of if key holdings Inc. D/B/A integrity Financial Group, A California Corporation as beneficiary, dated 10/27/2006, recorded 10/31/2006, in official records of Lane County, Oregon in book/reel/volume No. at page No. fee/file/instrument/micro file/reception No. 2006-078921 (indicated which), covering the following described real property situated in said County and State, to-wit: APN: 1626744 Parcel 2 of land partition plat No. 98-P1152 as platted and recorded in Lane County Oregon plat records, Lane County, Oregon. Commonly Known as: 1700 West 2nd Ave., Eugene, OR 97402. Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's: Installment of Principal and Interest plus impounds and/or advances which became due on 9/1/2009 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable. Monthly Payment \$6,836.73 Monthly Late Charge: \$341.84 By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: The sum of \$930,572.38 together with interest thereon at the rate of 5% per annum from until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust. Whereof, notice hereby is given that First American Title Company, the undersigned trustee will on 8/9/2010 at the hour of 10:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at inside the main lobby of the Lane County Courthouse, 125 E. 8th, Eugene, OR 97401. County of Lane, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person names in section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under obligation or trust deed, at any time prior to five days before the date last set for sale. In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" included any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include

their respective successors in interest, if any. Date: 4/1/2010. First American Title Company c/o Seaside Trustee, Inc. P.O. Box 2676, Ventura, Ca 93001. Jessica M. Weber, Vice President. Trustee Sales Information (877) 317-8782 HYPERLINK "<http://www.westcoastposting.com>" www.westcoastposting.com P.O. Box 426, Oak View, CA. 93022 **THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.** WCPPI7161 5/6, 5/13, 5/20, 5/27/2010

NOTICE

Claims against the estate of Myrna M. Bramlett, deceased, must be presented to the personal representative appointed by the Lane County Circuit Court, at 767 Willamette St., Suite 208, Eugene, Oregon 97401, within four (4) months from May 6, 2010 or such

claims may be barred. All persons whose rights may be affected by these proceedings may obtain additional information from the court records, the undersigned, or attorneys for the estate.

Audrey Jones
Personal Representative
Diment & Walker
Attorneys for the Estate

NOTICE TO INTERESTED PERSONS: NOTICE IS HEREBY GIVEN that the undersigned, Christina Louise Cayton, has been appointed Personal Representative for the Estate of John Marsh Cayton, deceased, by Lane County Circuit Court, Case No.: 50-10-09494. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned Personal Representative's attorney at the law office of James C. Jagger,

P.C., 540 Oak Street, Suite C, Eugene, Oregon 97401, 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 proceedings may obtain additional information from the records of the Court, the Personal Representative, or the attorney for the Personal Representative, James C. Jagger. Dated and first published on the 13th day of May, 2010, by James C. Jagger, OSB #700700, 540 Oak Street, Suite C, Eugene, Oregon 97401; Phone: 541-343-1257, Attorney for the Personal Representative, Christina Louise Cayton.

SEQ CHAPTER Notice is given that the manufactured home located at 5335 Main Street, Space 70, Springfield, Oregon 97478, Serial No. L09R11360, Plate No. X147015, is deemed abandoned. The owner of the manufactured home is believed to be Archie Vern Quigley

EVENTS CALENDAR

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