

public notices

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION
Probate Department
Case No. 14PB02719
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of BETTY J. THORNE, Deceased.

NOTICE IS HEREBY GIVEN that LINDA J. McCLURE has been appointed Personal Representative of the above-captioned estate. All persons having claims against the estate are required to present them to the Personal Representative at the address shown below within four months after the date of first publication of this Notice. All persons whose rights may be affected by the probate proceeding may obtain additional information from the court records, the Personal Representative or the attorney for the Personal Representative.

DATED AND FIRST PUBLISHED this 26th day of December, 2014.

Ryan E. Gibb, OSB #972693

PERSONAL REPRESENTATIVE

Linda J. McClure
5725 Homestead Way SE
Aumsville, OR 97325
(503) 749-8661

ATTORNEY FOR PERSONAL REPRESENTATIVE

Ryan E. Gibb, OSB #972693
DOUGLAS, CONROYD, GIBB & PACHECO, P.C.
528 Cottage Street NE, Suite 200
P.O. Box 469
Salem, OR 97308-0469
Telephone: (503) 364-7000
Fax: (503) 585-0699
Email: ryan@dcm-law.com

12/26, 01/02, 01/09

TRUSTEE'S NOTICE OF SALE**TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain trust deed made by Derek B Maggio as grantor, to Amerititle as trustee, in favor of Columbia River Bank dba CRB Mortgage Team as beneficiary, dated August 9, 2007, recorded August 15, 2007, in the mortgage records of Marion County, Oregon, as Document No. Reel 2854 Page 2, and assigned to Oregon Housing and Community Services on September 6, 2007 in the records of Marion County, Oregon, as Document No. Reel 2862, Page 398, covering the following described real property situated in said county and state, to wit:

LOT 6, CHAIRA TERRACE, IN THE CITY OF DONALD, COUNTY OF MARION AND STATE OF OREGON.

PROPERTY ADDRESS: 12004 Rees St Ne, Donald, OR 97020

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 \$1,868.07 beginning October 1, 2013; monthly payments of \$1,884.54 beginning February 1, 2014 plus late charges of \$77.02 each month beginning October 15, 2013; plus advances of \$1,376.90; 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: \$218,895.01 with interest thereon at the rate of 6.49000 percent per annum beginning September 1, 2013; plus late charges of \$77.02 each month beginning October 15, 2013 until paid; plus advances of \$1,376.90; 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 March 4, 2015, at the hour of 11:00 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 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

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: January 2, 2015

Robinson Tait, P.S.
Authorized to sign on behalf of the trustee
710 Second Ave, Suite 710
Seattle, WA 98104

01/02, 01/09, 01/16, 01/23

TRUSTEE'S NOTICE OF SALE**TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain trust deed made by Benter E Samor and Terna T Sos as grantor, to Key Title Company as trustee, in favor of Continental Savings Bank as beneficiary, dated October 12, 1999, recorded October 21, 1999, in the mortgage records of Marion County, Oregon, as Document No. Reel 1643 Page 743, and assigned to Oregon Housing and Community Services Department, State of Oregon on December 17, 1999 in the records of Marion County, Oregon, as Document No. Reel 1657, Page 81, covering the following described real property situated in said county and state, to wit:

LOT SIXTY-FIVE (65), BLOCK TWO (2), GREENBRIAR SUBDIVISION, MARION COUNTY, OREGON.

PROPERTY ADDRESS: 860 Sand Piper CT 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 \$944.86 beginning May 1, 2014; plus late charges of \$37.79 each month beginning May 15, 2014; plus prior accrued late charges of \$945.38; 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: \$75,562.80 with interest thereon at the rate of 7.25000 percent per annum beginning April 1, 2014; plus late charges of \$37.79 each month beginning May 15, 2014 until paid; plus prior accrued late charges of \$945.38; plus advances of \$1,730.93; 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 March 20, 2015, at the hour of 11:00 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 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

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: January 2, 2015

Robinson Tait, P.S.
Authorized to sign on behalf of the trustee
710 Second Ave, Suite 710
Seattle, WA 98104

01/02, 01/09, 01/16, 01/23

TRUSTEE'S NOTICE OF SALE**TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain trust deed made by MEGANNE GROVER as grantor, to Fidelity National

Title Company as trustee, in favor of HomeStreet Bank as beneficiary, dated December 14, 2005, recorded December 19, 2005, in the mortgage records of Marion County, Oregon, as Document No. Reel 2582, Page 156, and assigned to RESIDENTIAL LOAN PROGRAM OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON on January 19, 2006 in the records of Marion County, Oregon, as Document No. Reel 2595, Page 495, covering the following described real property situated in said county and state, to wit:

LOT 6, BLOCK 2, CHANCELLOR ADDITION, IN THE CITY OF SALEM, MARION COUNTY, OREGON
PROPERTY ADDRESS: 4938 INDIANA AVE NE, SALEM, OR 97305

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 \$1,235.11 beginning September 1, 2012; monthly payments of \$1,154.02 beginning February 1, 2013; monthly payments of \$1,137.47 beginning February 1, 2014; plus late charges of \$47.50 each month beginning September 15, 2012; plus prior accrued late charges of \$397.44; less suspense amounts of (\$919.10); plus advances of \$3,947.85; 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: \$147,943.32 with interest thereon at the rate of 5.45000 percent per annum beginning August 1, 2012; plus late charges of \$47.50 each month beginning September 15, 2012 until paid; plus prior accrued late charges of \$397.44; less suspense amounts of (\$919.10); plus advances of \$3,947.85; 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 March 4, 2015, at the hour of 11:00 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 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

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: January 2, 2015

Robinson Tait, P.S.
Authorized to sign on behalf of the trustee
710 Second Ave, Suite 710
Seattle, WA 98104

01/02, 01/09, 01/16, 01/23

SUMMONS BY PUBLICATION

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

Case No.: 14C14940
Judge: MARY M. JAMES
SUMMONS BY PUBLICATION

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,
Plaintiff,

vs.

THE UNKNOWN HEIRS AND DEVISEES OF ANNA C. FULLERTON; UNITED STATES OF AMERICA; STATE OF OREGON; SANDY MESSINA aka SANDRA KAMERMAN; OCCUPANTS OF THE PROPERTY,
Defendants.

To: OCCUPANTS OF THE PROPERTY and THE UNKNOWN HEIRS AND DEVISEES OF ANNA C. FULLERTON

You are hereby required to appear and defend the Complaint filed against you in the above entitled cause within thirty (30) days from the date of service of this summons upon you, and in case of your failure to do so, for want thereof, Plaintiff will apply to the court for the relief demanded in the Complaint.

NOTICE TO DEFENDANT: 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" (or "reply") 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.

If you have 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 relief sought in the Complaint is the foreclosure of the property located at 2244 Country Club Road, Woodburn, OR 97071.

Date of First Publication: December 19, 2014.

McCarthy & Holthus, LLP
Amber Labrecque,
OSB# 094593
920 SW 3rd Ave, 1st Floor
Portland, OR 97204
Phone: (855) 809-3977
Fax: (971) 201-3202
E-mail:
alabrecque@mccarthyholthus.com
Of Attorneys for Plaintiff

12/19, 12/26, 01/02, 01/09

NOTICE TO INTERESTED PERSONS**NOTICE TO INTERESTED PERSONS**

Lois Tilton has been appointed Personal Representative of the ESTATE OF CORAL C. HACKER, deceased, by the Circuit Court of the State of Oregon for Marion County under Probate No.

14C24187. All persons having claims against the estate are required to present them to said Personal Representative at 131 W. Main St., P O Box 350, Sublimity, OR 97385, within four months after date of first publication of this notice or they may be barred.

Your rights may be affected by this proceeding and additional information may be obtained from the records of the Court, the Personal Representative or the attorney for the Personal Representative.

DATED and first published December 26, 2014.

Lois Tilton
Personal Representative

Stephen L. Tabor, P.C.
Attorney at Law
131 W. Main St.
P O Box 350
Sublimity, OR 97385
Attorney for
Personal Representative

12/26, 01/02, 01/09

NOTICE TO CLAIMANTS

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

Case No.: 14PB02720
NOTICE TO CLAIMANTS

In the Matter of the Trust Estate of LEAH K. FRAJOLA, Deceased

NOTICE IS HEREBY GIVEN that Peter K. Frajola and Marc A. Frajola are the successor Cotrustees of the Leah K. Frajola Marital Trust ("Marital Trust"). The Marital Trust was created under the joint trust named Peter and Leah K. Frajola Living Trust dated May 4, 1995 ("Trust"). The name of the settlor of the Trust is Leah K. Frajola. All persons having claims against the Leah J. Frajola Marital Trust Estate must present them to the Cotrustees in care of the undersigned attorney for the Cotrustees at P.O. Box 741, Salem, OR 97308. Claims must be presented within four months after the date of first publication of this notice or they may be barred.

All persons whose rights may be affected by this proceeding may obtain additional information from the court records, the Trustees or the attorney for the Trustees.

DATED AND FIRST PUBLISHED this 26th day of December, 2014.

By: Con P. Lynch,
OSB #832779
Of Attorneys for the successor Cotrustees

12/26, 01/02, 01/09

NOTICE OF SHERIFF'S SALE

On 16th day of January, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1307 Madras St SE, Salem, in the case of WELLS FARGO BANK, N.A., its successors in interest and/or assigns, Plaintiff, vs. ANGELA M. ROBERTSON AKA ANGELA MARIE FRESHOUR, TOKETIE HOMEOWNERS ASSOCIATION, THE VILLAGE OWNER'S ASSOCIATION, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

12/19, 12/26, 01/02, 01/09

NOTICE OF SHERIFF'S SALE

On 16th day of January, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1160 Shady Lane NE, Keizer, in the case of WELLS FARGO BANK, N.A., Plaintiff, vs. SALVADOR Z. ZAMUDIO, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1160 SHADY LANE NE, KEIZER, OR 97303, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

12/19, 12/26, 01/02, 01/09

Breaking news in Keizer? Find out more at...

Keizertimes.com