

public notices

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

Reference is made to a trust deed made by Vanessa Marie Sherrod, as Grantor, to First American Title Insurance Company of Oregon, as Trustee, in favor of Robert H. Haviland and Rose M. Haviland, as Beneficiaries, dated December 10, 2007, and recorded on December 11, 2007, in the Marion County Official Records as Reel 2898, Page 50, 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:

Beginning at a point on the North line of Block 70 in the Town of North Salem, Marion County, Oregon, which is 140.00 feet Westerly from the Northeast corner of said Block 70; running thence Southerly, parallel with the East boundary line of said Block 70, a distance of 66.00 feet; thence Westerly, parallel with the North boundary line of said Block 70, a distance of 45.00 feet; thence Northerly, parallel with the East boundary line of said Block 70, a distance of 66.00 feet; thence Easterly, along the North boundary line of said Block 70, a distance of 45.00 feet to the place of beginning, lying and being in Block 70 in North Salem, City of Salem, Marion County, Oregon.

The undersigned was appointed as Successor Trustee by the Beneficiary Robert H. Haviland, by an appointment dated October 23, 2014, and recorded October 24, 2014, in the Marion County Official Records as Reel 3645, Page 243. Beneficiary Rose M. Haviland is deceased as evidenced by death certificate recorded on October 23, 2014 in the Marion County Official Records as Reel 3645, Page 205. 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 Statutes 86.752(3), the default for which the foreclosure is made are grantor's late payments, failure to pay the entire balance when the loan matured, allowing a second trust deed to be recorded against the property, and failure to keep the property insured. The following sum remains due and owing: \$74,975.24, together with interest thereon at the rate of five percent (5.0%) per annum from July 10, 2014, until paid.

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: The sum of \$74,975.24 in principal; with interest thereon at the rate of five percent (5.0%) per annum from July 10, 2014, until paid; 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 March 31, 2015, at the hour of 10:00 o'clock, a.m., in accord with the standard of time established by ORS 187.110, 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.

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: November 7, 2014.
SHERMAN SHERMAN JOHNNIE & HOYT, LLP, Successor Trustee by: Michelle M. Morrow

01/16, 01/23, 01/30, 02/06

NOTICE TO INTERESTED PERSONS

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

No. 13C21796

NOTICE TO INTERESTED PERSONS In the Matter of the Estate of NANCY ANN CHAMBERLIN, Deceased.

Notice is hereby given that the undersigned has been appointed and has qualified as the personal representative of said estate. All persons having claims against said estate are hereby required to present the same, with proper vouchers, within four months after the date of first publication of this notice, as stated below, to the personal representative at: GARRETT HEMANN ROBERTSON P.C., 1011 Commercial Street N.E., Salem, Oregon, 97301, 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 this court, the personal representative, or the attorney for the personal representative.

DATED and first published this 16th day of January, 2015.

Merylee Ann Miller
Personal Representative

Theresa M. Wade
OSB No. 993880
GARRETT HEMANN ROBERTSON P.C.
1011 Commercial Street N.E.
Salem, OR 97301

01/16, 01/23, 01/30

SUMMONS BY PUBLICATION

In the Superior Court of the State of Oregon for the County of Marion

HOMESTREET BANK,
Plaintiff,

vs. No. 14C23564

TERESA L. BROOKS aka TERESA L. WALL, an individual; ALL OCCUPANTS of the real property located at 1485 Baker Street NE, Salem, Oregon; and QUICK COLLECT, INC., an Oregon corporation, Defendants.

The State of Washington to : All Occupants of the real property located at 1485 Baker Street NE, Salem, Oregon

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 document called a "motion" or "reply." The "motion" 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. The date of first publication of the summons is January 16, 2015. 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 object of this action is to foreclose plaintiff's interest in real estate in Marion County legally described as follows:

LOT 8, BLOCK 27, ROSEDALE ADDITION TO THE CITY OF SALEM, COUNTY OF MARION AND STATE OF OREGON, against the claim of defendant.

Joseph A.G. Sakay,
OSB #021734
Attorney for Plaintiff
Hillis Clark Martin & Peterson P.S.
1221 Second Avenue,
Suite 500
Seattle, Washington 98101
206-623-1745

01/16, 01/23, 01/30, 02/06

NOTICE TO INTERESTED PERSONS

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

Case No. 15PR00020

NOTICE TO INTERESTED PERSONS In the Matter of the Estate of RUTH L. SPERO, 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 2954 Lancaster Rd, Carlsbad, CA, 92010-6569, 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, GLENN T. OKAWA, at 1431 Liberty Street SE, Salem, OR 97302, telephone number 503-364-7618.

Dated and first published January 16, 2015.

Personal Representative
John C. Spero

01/16, 01/23, 01/30

NOTICE TO INTERESTED PERSONS

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

No. 14PB02669

NOTICE TO INTERESTED PERSONS In the Matter of the Estate of JOHN ROGER HOY, Deceased.

NOTICE IS HEREBY GIVEN that Roger P. Hoy has been appointed Personal Representative. All persons having claims against the estate are required to present them, with proper vouchers, to the Personal Representative by directing said claims to Roger P. Hoy c/o Mary L. Sterling, Sterling Law Office, LLC, 1114 12th Street SE, Salem, Oregon 97302, 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.

Dated this 12th day of January, 2015.

Dated and first published January 16, 2015.

Mary L. Sterling,
OSB #071771
Attorney for
Personal Representative

PERSONAL REPRESENTATIVE

Roger P. Hoy
725 Madal Lane NE
Salem, OR 97301
(503) 375-2179

ATTORNEY FOR PERSONAL REPRESENTATIVE

Mary L. Sterling,
OSB #071771
1114 12th St SE
Salem, OR 97302
Phone: (503) 581-6432
mary@sterlingattorney.com

01/16, 01/23, 01/30

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SHOT, continued from Page 1

injury was imminent for himself and fellow officers, shot and struck the dog at least one time in the left shoulder.

After being shot, the dog retreated into the garage and hid under a desk, staying highly agitated and not allowing officers near. The officers were eventually able to coax the dog out and placed him on a makeshift stretcher made specifically for dogs. Once muzzled, the dog was taken to Keizer Veterinary Clinic for treatment of a non-life threatening injury.

It was determined one of the people in the house, 50-year-old Tami Labee, had picked up the dog from its owner's home about three hours before the search warrant was served on her home.

Jeff Kuhns, deputy chief with the KPD, said officers had no expectation of the dog being present.

"It was a total fluke," Kuhns said Jan. 9. "We did our intelligence work and did the search warrant work. They had no reason to expect any dogs being present. One of Tami's friends' friends fell ill at 2 a.m. and had to go to the hospital. She asked the friend to care for the dog. That person, in turn, called Tami. Three hours later we served the search warrant.

"Often if we believe there will be vicious dogs, we can do different things," he added. "Sometimes the first officer will have a fire extinguisher, because dogs don't attack people with a fire extinguisher. That serves as a great deterrent. Or maybe we'll make the arrest away from the house. There are all kinds of considerations. It was a total fluke the dog ended up there."

In talking with Labee, investigators learned sales of controlled substances have been taking place in the home for decades. The investigation revealed daily and numerous methamphetamine sales were

occurring at the home, which is less than 800 feet away from Cummings Elementary School and is also close to several day care facilities.



Submitted
This pit bull was shot by Keizer Police Jan. 8.

John Teague, the KPD police chief who brought back the CRU unit shortly after taking over his current position in the fall of 2013, said last Thursday night the dog came at officers three times and noted drugs have been common at the home.

"The problem has been going on for 22 years," Teague said. "We heard about it in December and CRU hopped on it."

Kuhns said the case is a prime example of why Teague took the action he did a year ago.

"CRU will help us learn about a lot more drug houses," he said. "This is exactly why chief Teague restarted the team. We hope it will help us find out a lot more."

Kuhns said police often rely on information from neighbors to learn of troublesome houses.

"It wasn't made known to us (before December)," he said. "Either that house didn't come across our radar or nobody reported it to us. There are probably a ton of other homes in Keizer we may not know about."

Investigators also discovered a neighbor had moved out due to issues related to the drug sales.

Investigators found scales, packaging material, drug records, methamphetamine and other evidence when they searched the residence. Labee and her 19-year-old nephew James Futrell, who both resided in the home, were arrested

on one count each of unlawful possession of methamphetamine and one count each of delivery of methamphetamine within 1,000 feet of a school. Both were taken to the Marion County Correctional Facility.

After such a case, Kuhns said procedures get reviewed.

"What we call incidents like these is threshold incident reports," he said. "In any given day at the Keizer Police Department, we respond to a large number of calls for service. The chief and his command staff don't have to review every incident, but a handful do rise to the level of threshold incident reports. Every officer involved will complete a report. Me, the chief and Sgt. Andrew Copeland review reports to make sure protocols are followed and to review policies, to see if anything needs to be changed."

Samantha Casale with New Jersey-based Coyne Public Relations contacted the *Keizer Times* on Jan. 9 in regards to the shooting.

"Unfortunately, more than half of intentional police shootings nationwide involve animals, most often dogs," Casale wrote in an e-mail. "In an effort to train police on how to deal with dog encounters without resorting to lethal force, the National Canine Research Council created a five-part series of police training videos made free and available online for police to watch during daily briefings."

Kuhns said officers at the KPD get training.

"With regard to dogs, certainly officers do receive training," he said. "We take into consideration dogs and any other animals present when search warrants are served. We go through a long checklist of things we address before approaching the house. We go over known hazards to officers: do we expect children or dogs to be present? Do we expect people to be armed? If we learn there are, we have to plan accordingly. In this case, we had no knowledge of pets being involved."

public notices

NOTICE

NOTICE
KEIZER URBAN RENEWAL AGENCY - ANNUAL FINANCIAL REPORT FOR 2014

In accordance with ORS 457.460, notice is given that the annual financial statement of the City of Keizer's Urban Renewal Agency has been filed with the Board of the Keizer Urban Renewal Agency, and is provided below. The Report details may be reviewed during regular business hours, 8:00 a.m. to 5:00 p.m. Monday through Friday. Questions regarding this report may be directed to Susan Gahlsdorf, Finance Director at 503.390.3700.

- The amount of money received during the preceding (2013-14) fiscal year
 - River Road Urban Renewal Area
 - A. TAX INCREMENT FUND
 - Net Working Capital \$ 5,217,608
 - Tax Increment Revenue 1,225,332
 - Interest 374,194
 - B. PROJECT FUND
 - Loan Proceeds \$ 3,817,323
 - Interest/Miscellaneous 25,194
 - C. PROGRAM FUND
 - Net Working Capital \$ 616,090
 - Interest/Miscellaneous 1,460
 - The purpose and amount of money expended during the preceding (2013-14) fiscal year
 - A. TAX INCREMENT FUND
 - Debt Service \$ 6,636,668
 - Reserves & Ending Fund Balance 180,466
 - B. PROJECT FUND
 - Materials & Services \$ 117,324
 - Capital Outlay 3,725,193
 - Ending Fund Balance -
 - B. PROGRAM FUND
 - Materials & Services \$ 200,213
 - Debt Service 365,500
 - Ending Fund Balance 51,837
 - The amount of money estimated to be received during the current (2014-15) fiscal year
 - A. TAX INCREMENT FUND
 - Net Working Capital \$ 703,900
 - Tax Increment Revenue 1,413,500
 - Interest 1,000
 - B. PROJECT FUND
 - Loan Proceeds \$ 88,600
 - C. PROGRAM FUND
 - Net Working Capital \$ 51,800
 - A budget setting forth the purposes and estimated amounts for which moneys received will be expended during the current (2014-15) fiscal year.
 - A. TAX INCREMENT FUND
 - Debt Service \$ 2,118,400
 - Reserves & Ending Fund Balance -
 - B. PROJECT FUND
 - Materials & Services \$ 85,400
 - Capital Outlay 1,000
 - Contingency 2,100
 - Ending Fund Balance 100
 - C. PROGRAM FUND
 - Materials & Services \$ 6,000
 - Capital Outlay 45,800
 - Ending Fund Balance -

Under Ballot Measure 50, urban renewal results in taxes forgone by other taxing bodies. The following schedule shows the estimated taxes forgone by each taxing district.

Increment Value Used	\$ 81,431,960
	Estimated Taxes Forgone Since Ballot Measure 50
Marion County	\$ 246,348
Salem Area Transit	61,962
Regional Library	6,661
Keizer RFPD	110,145
Keizer RFPD Bonds	9,104
Salem 24J	368,154
Salem 24J Bonds	108,533
Chemeketa Comm College	50,968
Chemeketa Comm College Bonds	6,466
City of Keizer	169,688
Marion County Water & Soil	4,072
Willamette Regional ESD	24,161
Total	\$ 1,166,262