

# 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

## 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 OF THE STATE OF OREGON FOR THE COUNTY OF MARION

Case No. 14C10717

**NOTICE TO INTERESTED PERSONS**  
In the Matter of the Estate of RALPH AUTRY MCBRIDE JR Deceased.

NOTICE IS HEREBY GIVEN that Moui Boualywath has been appointed personal representative. All persons having claims against the estate are required to present them, with vouchers attached, to the Decedent's personal representative's attorney, Joseph A. Monstad, at 1114 12th Street SE, Salem, OR 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 lawyer for the personal representative, Joseph A. Monstad, 1114 12th Street SE, Salem, Oregon 97302.

Dated and first published on January 23, 2015.

/s/ Joseph A. Monstad, OSB No. 134326 Attorney for Personal Representative

01/23, 01/30, 2/6

## NOTICE OF SHERIFF'S SALE

On 20th day of February, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1926 Summercrest Dr S, Salem, in the case of WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR BRONZE CREEK TITLE TRUST 2014-NPL1 ITS SUCCESSORS AND/OR ASSIGNS, Plaintiff, vs. APRIL M. DAVIS, MATTHEW B. DAVIS, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1926 SUMMERCREST DR S, SALEM, OREGON 97306, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

01/23, 01/30, 2/6, 2/13

## NOTICE OF SHERIFF'S SALE

On 20th day of February, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 3702 Ward Dr NE, Salem, in the case of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2006-WL2, Plaintiff, vs. MARTIN TINOCO, SELECT PORTFOLIO SERVICING, INC. AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK SUCCESSOR IN INTEREST TO LONG BEACH MORTGAGE COMPANY, OTHER PERSONS OR PARTIES, including OCCUPANTS, UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

01/23, 01/30, 2/6, 2/13

## NOTICE OF SHERIFF'S SALE

On 20th day of February, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1830 Chemawa Rd NE, Keizer, in the case of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN ALTERNATIVE LOAN TRUST 2006-S2, Plaintiff, vs. THOMAS L WEBB II, CYNTHIA LEE WEBB, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., M&T MORTGAGE CORPORATION, STATE OF OREGON, COLUMBIA COLLECTION SERVICE, INC., QUICK COLLECT, INC., RAY KLEIN, INC. DBA PROFESSIONAL CREDIT SERVICE, AMERICAN EXPRESS BANK, FSB, VALLEY CREDIT SERVICE, INC., OTHER PERSONS OR PARTIES, including OCCUPANTS, UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

01/23, 01/30, 2/6, 2/13

## NOTICE OF SHERIFF'S SALE

On 20th day of February, 2015, at 10:00 AM, at the main entrance of the Marion Co.

Courthouse, in Salem, OR, I will sell the following real property: 1209 Elm Street, Silverton, in the case of PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC, and its successors in interest and/or assigns, Plaintiff, vs. JAMES CABANTOY AKA JAMES D. CABANTOY AKA MARIA A. CABANTOY AKA MARIA ARACELI CABANTOY, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR WILLMINGTON FINANCE, INC., OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

01/23, 01/30, 2/6, 2/13

## NOTICE OF SHERIFF'S SALE

On 20th day of February, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 2522 Broadmoor Place, Woodburn, in the case of PENNYMAC HOLDINGS, LLC, Plaintiff, vs. DANIEL B. SIFUENTEZ, ANGIE B. SIFUENTEZ, IRONWOOD AT TUKWILA HOMEOWNERS' ASSOCIATION, INC., TUKWILA HOMEOWNER'S ASSOCIATION, INC., STATE OF OREGON, OTHER PERSONS OR PARTIES, including OCCUPANTS, UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

01/23, 01/30, 2/6, 2/13

## NOTICE OF SHERIFF'S SALE

On 20th day of February, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1492 Princess Lane NE, Salem, in the case of CHAMPION MORTGAGE COMPANY,

Plaintiff, vs. ALAN LEE DAVIS, SON OF FRANCES E. MOORE, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANCES E. MOORE, CYNDY MUSNI, DAUGHTER OF FRANCES E. MOORE, GINGER DAVIS, DAUGHTER OF FRANCES E. MOORE, TROY DAVIS, SON OF FRANCES E. MOORE, ULANA COLE, DAUGHTER OF FRANCES E. MOORE, UNITED STATES OF AMERICA, CITY OF SALEM, UNKNOWN HEIRS OF FRANCES E. MOORE, OTHER PERSONS OR PARTIES, including OCCUPANTS, UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

01/23, 01/30, 2/6, 2/13

## NOTICE OF SHERIFF'S SALE

On 23rd day of February, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4993 Periwinkle Dr SE, Salem, in the case of PENNYMAC CORP., its successors in interest and/or assigns, Plaintiff, vs. HELEN H. BACKLUND INDIVIDUALLY AND AS CO-TRUSTEE OF THE JOHN ALAN BACKLUND AND HELEN H. BACKLUND REVOCABLE LIVING TRUST DATED SEPTEMBER 10, 1987, UNKNOWN SUCCESSOR TRUSTEE OF THE JOHN ALAN BACKLUND AND HELEN H. BACKLUND REVOCABLE LIVING TRUST DATED SEPTEMBER 10, 1987, UNKNOWN BENEFICIARIES OF THE JOHN ALAN BACKLUND AND HELEN H. BACKLUND REVOCABLE LIVING TRUST DATED SEPTEMBER 10, 1987, THE OPAL ESTATES MAINTENANCE ASSOCIATION, JPMORGAN CHASE BANK, N.A., STATE OF OREGON, OCCUPANTS OF THE PREMISES,

Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

01/23, 01/30, 2/6, 2/13

## NOTICE OF SHERIFF'S SALE

On 23rd day of February, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4806 Herrin Rd NE, Salem, in the case of WELLS FARGO BANK, N.A., its successors in interest and/or assigns, Plaintiff, vs. CYNTHIA OLSEN, PATRICIA PRICE, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

01/23, 01/30, 2/6, 2/13

## NOTICE OF SHERIFF'S SALE

On 23rd day of February, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 610 Bliier Ave NE, Salem, in the case of WELLS FARGO BANK, NA, Plaintiff, vs. DAVID H. RAMOS, TERESA BASURTO-CRUZ, MIDLAND FUNDING, LLC, STATE OF OREGON, OTHER PERSONS OR PARTIES, including OCCUPANTS, UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

01/23, 01/30, 2/6, 2/13



## 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
<b>Total</b>	<b>\$ 1,166,262</b>