

public notices

NOTICE OF BUDGET HEARING

FORM LB-1

NOTICE OF BUDGET HEARING

A public meeting of the Keizer Rural Fire Protection District will be held on June 16, 2015 at 7:00 pm at 661 Chemawa Road NE, Keizer, Oregon. The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2015 as approved by the Keizer Rural Fire Protection District Budget Committee. A summary of the budget is presented below. A copy of the budget may be inspected or obtained at Keizer Fire District, 661 Chemawa Rd. NE, Keizer Oregon, between the hours of 8:00 a.m. and 5:00 p.m. or online at www.keizerfire.com. This budget is for a 2015/2016 annual budget period. This budget was prepared on a basis of accounting that is the same as the preceding year.

Contact: Chief Jeff Cowan Telephone: 503-390-9311 Email: chief@keizerfire.com

FINANCIAL SUMMARY - RESOURCES			
TOTAL OF ALL FUNDS	Actual Amount 2013-14	Adopted Budget This Year 2014-15	Approved Budget Next Year 2015-16
Beginning Fund Balance/Net Working Capital	561,094	748,769	1,600,000
Fees, Licenses, Permits, Fines, Assessments & Other Service Charges	886,300	1,086,000	1,478,640
Federal, State and all Other Grants, Gifts, Allocations and Donations	220,790	297,090	902,087
Revenue from Bonds and Other Debt	216,957	206,952	215,444
Interfund Transfers / Internal Service Reimbursements	859,784	811,133	0
All Other Resources Except Current Year Property Taxes	95,000	95,000	95,000
Current Year Property Taxes Estimated to be Received	3,267,362	3,627,487	3,790,543
Total Resources	6,098,287	6,872,451	8,081,714

FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION			
Personnel Services	3,468,432	4,020,823	4,613,350
Materials and Services	941,670	1,130,886	1,336,405
Capital Outlay	20,000	30,000	510,505
Debt Service	210,188	203,538	215,444
Interfund Transfers	850,784	811,133	0
Contingencies	150,000	150,000	0
Special Payments	0	0	0
Unappropriated Ending Balance and Reserved for Future Expenditure	457,213	526,071	1,408,010
Total Requirements	6,098,287	6,872,451	8,081,714

FINANCIAL SUMMARY - REQUIREMENTS AND FULL-TIME EQUIVALENT EMPLOYEES (FTE) BY ORGANIZATIONAL UNIT OR PROGRAM *			
Name of Organizational Unit or Program			
FTE for that unit or program			
General Fund	4,134,152	4,719,267	6,610,260
FTE	12	16	31
EMS Enterprise Fund	1,737,084	1,939,433	0
FTE	11	11	0
General Obligation Bond Repayment Fund	227,051	213,751	215,444
FTE	0	0	0
Not Allocated to Organizational Unit or Program (Unappropriated Fund Balance)	0	0	1,256,010
Total Requirements	6,098,287	6,872,451	8,081,714
Total FTE	23	27	31

STATEMENT OF CHANGES IN ACTIVITIES AND SOURCES OF FINANCING *			
The Fire District responded to 4,132 calls in 2014 compared to 3,908 in 2013. The Urban Renewal District was due to end in July 2012. A problem with the developer left the City of Keizer in a position to request a 4-year extension which was initially declined then accepted by the Board of Directors at 68% of fund for 4-years, then 100% of funds in year 5 and a full payback of all funds in 10 years. Due to the City of Keizer's diligence in collecting funds and repaying the District, two payments have been received so far and the final payment of all funds owed will be paid back to the District in January of 2016. This January payment has been budgeted for in the FY 15/16 budget. Voters approved a levy increase from \$0.35 cents per thousand to \$0.59 cents per thousand in November of 2014. A 2013 Staffing for Adequate Fire and Emergency Response (SAFER) Grant for hiring was received in 2014 for two additional firefighter positions for a period of two years. This FY 2015/16 budget reflects the second year of that grant. The District has applied for several more grants in this FY 15/16 budget. Although the District has not yet been awarded these grants, the revenue and expense for these grants has been included in the FY 15/16 budget in case of award. If these grants are awarded there is a possibility of increasing FTE's by four. If these grants are not awarded funding will not be expended. The increase in expenditures is directly related to these grants.			

PROPERTY TAX LEVIES			
	Rate or Amount Imposed 2013 - 14	Rate or Amount Imposed This Year 2014 - 15	Rate or Amount Approved Next Year 2015 - 16
Permanent Rate Levy (rate limit 1.3526 per \$1,000)	1.3526	1.3526	1.3526
Local Option Levy	.35	.59	.59
Levy For General Obligation Bonds	\$210,188.00	\$203,538.00	\$215,444.00

STATEMENT OF INDEBTEDNESS		
LONG TERM DEBT	Estimated Debt Outstanding on July 1,	Estimated Debt Authorized, But Not Incurred on July 1
General Obligation Bonds	\$196,888	
Other Bonds	\$0	
Other Borrowings	\$0	
Total	\$196,888	

150-504-073-2 (Rev. 02-14)

5/29

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Jon A Nuljon as grantor, to Fidelity National Title Company of Oregon as trustee, in favor of Mortgage Electronic Registration Systems, Inc., as nominee for HomeStreet Bank as beneficiary, dated September 14, 2012, recorded September 24, 2012, in the mortgage records of Marion County, Oregon, as Document No. Reel 3427 Page 22, and assigned to HomeStreet Bank on June 19, 2013 in the records of Marion County, Oregon, as Document No. Reel 3514 Page 372, covering the following described real property situated in said county and state, to wit:

LOT 188, FRENCH PRAIRIE MEADOWS II, IN THE CITY OF GERVAIS, COUNTY OF MARION AND STATE OF OREGON.

PROPERTY ADDRESS: 274 E Ivy Ave, Gervais, OR 97026

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 \$808.71 beginning August 1, 2014; plus prior accrued late charges of \$217.28; 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: \$116,742.13 with interest thereon at the rate of 4.00000 percent per annum beginning July 1, 2014; plus prior accrued late charges of \$217.28; plus escrow advances of \$452.18; plus Pro Rata MIP/PMI of \$106.22; plus other fees of \$115.00; 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 June 5, 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.

Robinson Tait, P.S.

Authorized to sign on behalf of the trustee
710 Second Ave, Suite 710
Seattle, WA 98104

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU FILED BANKRUPTCY OR HAVE BEEN DISCHARGED IN BANKRUPTCY, THIS COMMUNICATION IS NOT

INTENDED AS AN ATTEMPT TO COLLECT A DEBT FROM YOU PERSONALLY, BUT IS NOTICE OF THE ENFORCEMENT OF THE DEED OF TRUST LIEN AGAINST THE PROPERTY.

5/8, 5/15, 5/22, 5/29

NOTICE TO INTERESTED PERSONS

Notice To Interested Persons
In the Circuit Court of the State of Oregon for the County of Marion. In the Matter of the Estate of Melvin Richard Wogomon, deceased. Personal Representative Carl Keith Wogomon, c/o The Law Office of Carl Cramer, 4285 Commercial St. SE, Suite 140, Salem, OR, 97302. All persons having claims against the estate must present them within four (4) months after the date of the first publication of this notice, to the above address or they may be barred. All persons whose rights may be affected by this proceeding may obtain information at the above address, from the Marion Circuit Court Records Clerk, or the Personal Representative: Carl Keith Wogomon, 1834 Spicer Wayside SE, Albany, OR 97322. 541-791-5239. Personal Representative's attorney: Carl Cramer. Case No. 15PB02076. Date of first publication: May 22, 2015.

5/22, 5/29, 6/5

NOTICE OF SHERIFF'S SALE

On 26th day of June, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 224 Juedes Ave N, Keizer, in the case of HOUSEHOLD FINANCE CORPORATION II, Plaintiff, vs. ROXANNE J. RINK, AMERICAN SURETY COMPANY, AN INDIANA CORPORATION, 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

5/29, 6/5, 6/12, 6/19

NOTICE OF SHERIFF'S SALE

On 26th day of June, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4649 Squire Court NE, Salem, in the case of KEYBANK NATIONAL ASSOCIATION, Plaintiff, vs. LEVAHNA L. WORLEY, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

5/29, 6/5, 6/12, 6/19

NOTICE OF SHERIFF'S SALE

On 26th day of June, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 11692 Thrush Rd NE, Aurora, in the case of FLAGSTAR BANK, FSB, its successors in interest and/or assigns, Plaintiff, vs. LEO A. JERMAN, TERESA I. CRANE AKA TERESA INEZ CRANE, CENTURY MEADOWS HOMEOWNERS ASSOCIATION, CAPITAL ONE BANK, UNITED STATES OF AMERICA, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

5/29, 6/5, 6/12, 6/19

NOTICE OF SHERIFF'S SALE

On 26th day of June, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 2465 Hyde St SE, Salem, in the case of U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. PETER A. ISAACSON, U.S. BANK NATIONAL ASSOCIATION, PERSONS OR PARTIES 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

5/29, 6/5, 6/12, 6/19

NOTICE OF SHERIFF'S SALE

On 26th day of June, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 425 22nd St SE, Salem, in the case of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FNMA"), its successors in interest and/or assigns, Plaintiff, vs. NANNETTE SEPULVEDA, ENRIQUE SEPULVEDA, ALYSSA SEPULVEDA, ELYDIA SEPULVEDA, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

5/29, 6/5, 6/12, 6/19

NOTICE OF SHERIFF'S SALE

On 26th day of June, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 109 SW Denny St, Sublimity, in the case of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. JORDAN J. BAILEY, SARAH K. BAILEY, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

5/29, 6/5, 6/12, 6/19

NOTICE OF SHERIFF'S SALE

On 29th day of June, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 20132 Bridge Creek Rd SE, Silverton, in the case of U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST, Plaintiff, vs. MICHAEL L. KENT, ESTELLE C. PARKER-KENT, RESOURCES BANCSHARES MORTGAGE GROUP, INC., STATE OF OREGON, UNITED STATES OF AMERICA, 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

5/29, 6/5, 6/12, 6/19

NOTICE OF SHERIFF'S SALE

On 29th day of June, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1389 Juniper St N, Keizer, in the case of FEDERAL NATIONAL MORTGAGE

ASSOCIATION ("FNMA"), its successors in interest and/or assigns, Plaintiff, vs. ANITA C SMITH, UNITED STATES OF AMERICA, ASSET ACCEPTANCE LLC, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

5/29, 6/5, 6/12, 6/19

NOTICE OF SHERIFF'S SALE

On 29th day of June, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 8017 Mt Angel Hwy NE, Silverton, in the case of URBAN FINANCIAL GROUP, INC., its successors in interest and/or assigns, Plaintiff, vs. MARGARET L. COWART, AS AN INDIVIDUAL AND AS SURVIVING TRUSTEE OF THE COWART FAMILY TRUST DATED JUNE 7, 1985, UNITED STATES OF AMERICA, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

5/29, 6/5, 6/12, 6/19

NOTICE OF SHERIFF'S SALE

On 29th day of June, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 10661 Maine St NE, Donald, in the case of PHH MORTGAGE CORPORATION, Plaintiff, vs. MARSHALL OWEN, SUZANNE OWEN, 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

5/29, 6/5, 6/12, 6/19

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by Jere E. Clancy, as grantor, to Tior Title, as trustee, to secure certain obligations in favor of JPMorgan Chase Bank, NA, as beneficiary, dated September 14, 2010, and recorded as Control No. 279677 on Reel 3215, Page 201, of the Official Records of Marion County, Oregon, on September 16, 2010, covering the following described real property, to wit:
Lot I, SULLIVAN ACRES, in the City of Salem, Marion County, Oregon. (Recorded December 10, 1996 in Volume 42, Page 24, Book of Town Plats for Marion County, Oregon).

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and to foreclose said trust deed by advertisement and sale. The default for which the foreclosure is made is grantor's failure to pay when due the following sums owing on said obligations, which sums are now past due, owing and delinquent:

Monthly installments of \$5,087.89 per month, beginning with the installment due September 10, 2014 and monthly installments in the same amount due the 10th day of each month thereafter.

By reason of said default, and grantor's failure to pay all real property taxes before they become delinquent, the beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed together with the interest thereon, immediately due, owing and payable, said sums being the following to wit

\$520,569.44, together with interest thereon at the rate of 9.1% per annum from August 21, 2014 until paid, plus a late fee of \$250.00 for any payment unpaid within 10 days of its due date, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said trust deed.

A notice of default and election to sell and to foreclose was duly recorded and assigned Control No. 378644, Reel 3674, Page 405 of the Official Records of Marion County, State of Oregon. Said Notice of Default and Election

to Sell was recorded February 23, 2015.

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned trustee will on July 20, 2015, at the hour of 1:30 o'clock p.m., Pacific Time as established by Section 187.110, Oregon Revised Statutes, at 960 Broadway NE, in Salem, 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 of the said trust deed, together with any interest which the grantor or 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 certain persons referred to in the Oregon Revised Statutes have the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred) together with costs, trustee's and attorney's fees at any time prior to five days before the date of said sale, provided that all other defaults referred to above are cured by then.

DATED this 9th of March, 2015.

DAVIS, HEARN, ANDERSON & TURNER
A Professional Corporation
JACK DAVIS,
Successor Trustee

5/29, 6/5, 6/12, 6/19

PUBLIC NOTICE

PUBLIC NOTICE

Warehouse Lien Auction
Oral Auction to be held
June 13th 2015 at 10:00 A.M.

At
Claxter Road Storage
2688 Claxter Road NE
Salem, Oregon 97301
503-393-4189

Units
A-13 Felicia Araujo
C-15 Tanna Fowler
E-20 Matthew Anderson

Sold as A whole Unit
Claxter Road Storage
Reserves the right to refuse
any and all offers.

5/29, 6/5

NOTICE TO INTERESTED PERSONS

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

Case No. 15PB01767
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of:
ADELINE ODLAND SEIM,
Deceased.


NOTICE IS HEREBY GIVEN that Arne Seim has been appointed administrator of the testate estate of the decedent. All persons having claims against the estate are required to present them, with vouchers attached, to the administrator at 9376 Lewis Rd. SE, Aumsville, OR 97325 or to his attorney, Jana R. Gunn, P.O. Box 4057, 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 attorneys for the personal representative, **Gunn & Gunn, Attention Jana R. Gunn, Atty.,** P.O. Box 4057, Salem, Oregon, 97302.

Dated and first published May 29, 2015.

Jana R. Gunn, OSB#012690
of Attorneys for
Personal Representative

5/29, 6/5, 6/12



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USA.gov
1 (800) FED-INFO