

public notices

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.

5/29, 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: 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 Tigor 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

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

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

The Trust Deed described herein is a residential trust deed, as defined in ORS 86.705(6). This Notice of Default could be subject to the mandatory resolution conference requirements applicable to residential trust deeds being foreclosed in Oregon after July 11, 2012. See ORS 86.726. However, the lender and current beneficiary of the Trust Deed is exempt from the requirement, pursuant to ORS 86.726(1)(b). A copy of the beneficiary exemption affidavit for 2015 is on file with the Oregon Department of Justice.

A copy of the Exemption Affidavit, required pursuant to ORS 86.726(1)(b), was recorded on behalf of Columbia State Bank, in the real property records of Marion County, Oregon on February 23, 2015 in Reel 3674, at Page 344 and prior to recordation of the Notice of Default.

Reference is made to that certain Trust Deed (hereinafter "**Trust Deed**") made by Virginia R. Russell, as Grantor, to West Coast Trust, as Trustee, in favor of West Coast Bank, as the original Beneficiary, dated October 17, 2001, recorded October 18, 2001, in the mortgage records of Marion County, Oregon, in reel 1851, at page 200, last modified by the Modification of Deed of Trust, made by Virginia R. Russell, as Grantor, to West Coast Bank, as Lender, dated July 27, 2004, recorded August 2, 2004, in the mortgage records of Marion County, Oregon as reel 2356, page 345, and covering the following described real property situated in the above-mentioned county and state, to wit:

A tract of land located in Section 35, Township 6 South, Range 2 West of the Willamette Meridian in the County of Marion and State of Oregon, being more particularly described as follows:

Beginning in the center of Market Road No. 52 at a point which is 976.80 feet South and 293.70 feet North 83° 21' East and 257.68 feet South 77° 34' East from the Northwest corner of Section 34, Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, and which point is the Southeast corner of land conveyed to Doalex Corporation by deed recorded in Volume 786, at Page 205, Marion County Deed Records;

thence Northerly along the East line of said Doalex land a distance of 760 feet, more or less, to the land conveyed to Donald L. Stuart by deed recorded in Volume 767 at Page 400, Marion County Deed Records; thence North 84° 10' East, along the boundary of said Stuart land, a distance of 688.21 feet, more or less, to the West bank of Little Pudding River; thence Southerly and Easterly up the West bank of said river to a point which is 317.82 feet South 77° 34' East and 25.10 feet South 79.55' East and 774.12 feet North 30° 47' East from the place of beginning; thence South 30° 47' West 774.12 feet to the center of said Market Road No. 52; thence North 79° 55' West along the center of said road 25.10 feet; thence North 77° 34' West along the center of said road 317.82 feet to the place of beginning.

Property Tax Account No.: R19381

Real property or its address is commonly known as 6609 Hazelgreen Rd NE, Salem, OR 97305 (the "**Real Property**").

The undersigned hereby disclaims any liability for any incorrectness of the above-described street address or other common designation.

The undersigned as successor trustee hereby certifies that no assignments of the trust deed by the Trustee or by the Beneficiary and no appointments of a successor trustee have been made except as recorded in the mortgage records of the county or counties in which the above-described Real Property is situated together with appointing Collier Law as the current successor trustee; further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the Trust Deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7).

There is a default by the Grantors or other persons owing an obligation, the performance of which is secured by the Trust Deed, or by the 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:

Loan No.: 18000477

Failure to make full regular monthly payments on May 5, 2014, and each month thereafter, pursuant to the terms of the Deed of Trust securing that certain Credit Agreement dated October 17, 2001 as modified on July 27, 2004, and referenced therein ("**Credit Agreement**").

The existing payment defaults for failure to timely make full regular monthly payments and the current default amounts owing upon the Credit Agreement, as of March 19, 2015, are:

Outstanding payment balance: \$15,216.78
Late charges: \$1,570.63
Total: \$16,787.41

By reason of these defaults, the current Beneficiary has and does hereby declare all sums owing on the Credit Agreement secured by the Trust Deed immediately due and payable, those sums being the following, to wit:

Principal Balance: \$497,049.76
Late Charges: \$1,570.63
Legal Fees: \$2,509.83
Appraisal Fee: \$1,507.00
Annual Fee: \$60.00
Total: \$502,697.22*

*Total does not include accrued interest at the rate of \$57.74 per diem from March 19, 2015, until paid, additional late charges, expenditures, or trustee fees, and attorney fees and costs. A total payoff amount as of a specific date is available upon written request to the successor trustee.

In addition, Grantor is required to maintain real property taxes current on the Property according to the terms of the Trust Deed. To date, there remains due and owing for past due Marion County, Oregon property taxes the following:

Account No.: R19381

2012-2013 Taxes \$3,225.15
2013-2014 Taxes \$8,924.03
2014-2015 Taxes \$7,836.87
Total: \$19,986.05

The past due property taxes must be paid to the county tax assessor and proof of payment provided to our attention. You should contact the assessor

for a current payoff statement.

Notice hereby is given that the current beneficiary and successor trustee, by reason of the default(s), have elected and do hereby elect to foreclose the Trust Deed by advertisement and sale pursuant to ORS 86.705 to 86.990, and to cause to be sold at public auction to the highest bidder for cash the interest in the Real Property without warranty, express or implied, which the Grantor had, or had the power to convey, at the time of the execution by Grantors of the Trust Deed, together with any interest the Grantors or Grantors' successor in interest acquired after the execution of the Trust Deed, to satisfy the Credit Agreement secured by the Trust Deed and the expenses of the sale, including the compensation of the successor trustee as provided by law, and the reasonable fees of successor trustee's attorneys.

The sale will be held at the hour of **9:00 a.m.** in accord with the standard of time established by ORS 187.110 on **Monday, August 10, 2015**, at the following place: Front entrance of the Marion County Courthouse, 100 High Street NE, in the City of Salem, County of Marion, State of Oregon, which is the hour, date and place last set for the foreclosure sale. The successor trustee intends to foreclose upon the Real Property described above.

Notice is further given that any person named in ORS 86.778 has the right, at any time not later than five days before the date last set for the foreclosure sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by paying the entire amount then due (other than such portion of the principal as would not then be due had no default occurred), together with costs, expenditures, trustee's fees and attorney fees and costs, and by curing any other default(s) complained of in this Notice of Default, that is capable of being cured by tendering the performance required under the Credit Agreement or Trust Deed.

Other than as shown of record, neither the current beneficiary nor the successor trustee has any actual notice of any person having or claiming to have any lien upon or interest in the Real Property subsequent to the interest of the successor trustee in the Trust Deed, or of any successor in interest to the Grantor or of any lessee or other person in possession of or occupying the property, except:

Occupant(s)
6609 Hazelgreen Rd. NE
Salem, OR 97305

Occupant(s)
Virginia R. Russell
6609 Hazelgreen Rd. NE
Salem, OR 97305

Grantor, and Trustor and Trustee of the Virginia R. Russell Family Trust, dated 2/24/06

Pursuant to ORS 86.786, not later than 15 days before the sale date specified herein, the trustee shall provide a statement of information upon receipt of a written request from any interested party.

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.

The mailing address for the successor trustee, as referenced herein, is as follows:

Stephanie M. Palmblad
Collier Law,
Successor Trustee
P.O. Box 2810
Salem, OR 97308
(503) 485-7224

Dated: This 19th day of March, 2015.

Collier Law,
Successor Trustee
/s/ Stephanie M. Palmblad

By: Stephanie M. Palmblad,
OSB# 124125

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

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KEIZERTIMES ON:

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