

public notices

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

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, 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

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: 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

PUBLIC NOTICE

PUBLIC NOTICE
Warehouse Lien Auction
Oral Auction to be held
June 27th, 2015 at 10:00 A.M.

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

Units
A-24 Tanya Gutierrez
A-30 Quincy Martinez
A-60 Phillip Howard
F-14 Tanya Gutierrez

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

6/12, 6/19

NOTICE TO INTERESTED PERSONS

ESTATE OF
RUTH S. WALSTROM
NOTICE TO
INTERESTED PERSONS
Case No. 15PB01460

In the Circuit Court of the State of Oregon for the County of Marion, Probate Department.

In the Matter of the Estate of Ruth S. Walstrom, deceased.

Notice is hereby given that Robert L. Dorszynski has been appointed as Personal Representative in the above estate. All persons having claims against the estate are required to present them to the undersigned Personal Representative at: P.O. Box 3050, Salem, Oregon 97302, within four months after the date of the first publication of this notice, as stated below 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 the court or the personal representative. Date first published June 12, 2015.

Robert L. Dorszynski,
Personal Representative
P.O. Box 3050
Salem OR 97302

6/12, 6/19, 6/26

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 Myrtle I. Stanley, Deceased.
No. 15PB02320 - Probate
NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of the estate of the above named decedent. All persons having claims against the estate are required to present such claims within four months after the date of first publication of this notice, to Heltzel Williams PC, PO Box 1048, Salem, OR 97308, or the claims may be barred. All persons whose rights may be affected by the proceeding may obtain additional information from the records of the court, the Personal Representative, or the attorneys for the Personal Representative. Dated and first published June 12, 2015.

\\ Karen K. Haston
Personal Representative

Deborah R. Lush
Heltzel Williams PC
P.O. Box 1048
Salem, Oregon 97308-1048
Attorneys for
Personal Representative

6/12, 6/19, 6/26

PUBLISHED SUMMONS

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

Juvenile Department
Case Nos. J140678, J140944, 14JU04219, 15JU00570
PUBLISHED SUMMONS
In the Matter of
ROBERT KADEN WRIGHT
A Child.
TO: Scott Dalin Lindsey
IN THE NAME OF THE STATE OF OREGON:

A petition has been filed asking the court to enter a judgment establishing the paternity of the above-named child. YOU ARE DIRECTED TO FILE A WRITTEN ANSWER to the petition NO LATER THAN 30 DAYS AFTER THE DATE OF FIRST PUBLICATION OF THIS SUMMONS, specified herein, consenting to or objecting to the establishment of the child's paternity and informing the court of your current residence address, mailing address and telephone number. YOUR ANSWER SHOULD BE MAILED TO Marion County Courthouse, 100 High Street NE, Salem, Oregon 97309-0869 and DHS' attorney, AAG Stacey A. Wilton, 1162 Court Street NE, Salem, OR 97301-4096.

This summons is published pursuant to the orders of the circuit court judge of the above-entitled court, dated May 19, 2015. The order directs that this summons be published once each week for four consecutive weeks, making four publications in all, in a published newspaper of general circulation in Marion County.

Date of first publication: June 12, 2015

Date of last publication: July 3, 2015

NOTICE
READ THESE PAPERS
CAREFULLY

IF YOU DO NOT FILE A WRITTEN ANSWER AS DIRECTED ABOVE, the court may proceed in your absence without further notice and issue a judgment establishing the paternity of the above-named child either ON THE DATE AN ANSWER IS REQUIRED BY THIS SUMMONS OR ON A FUTURE DATE, and may make such orders and take such action as authorized by law.

RIGHTS AND OBLIGATIONS
(1) YOU HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY IN THIS MATTER. If you are currently represented by an attorney, CONTACT YOUR ATTORNEY IMMEDIATELY UPON RECEIVING THIS NOTICE. Your previous attorney may not be representing you in this matter.

IF YOU CANNOT AFFORD TO HIRE AN ATTORNEY and you meet the state's financial guidelines, you are entitled to have an attorney appointed for you at state expense. TO REQUEST APPOINTMENT OF AN ATTORNEY TO REPRESENT YOU AT STATE EXPENSE, YOU MUST IMMEDIATELY CONTACT the Marion Juvenile Department at 3030 Center Street NE, Salem, OR 97301, phone number (503) 588-5291, between the hours of 8:00 a.m. and 5:00 p.m. for further information.

IF YOU WISH TO HIRE AN ATTORNEY, please retain one as soon as possible. If you need help 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.

IF YOU ARE REPRESENTED BY AN ATTORNEY, IT IS YOUR RESPONSIBILITY TO MAINTAIN CONTACT WITH YOUR ATTORNEY AND TO KEEP YOUR ATTORNEY ADVISED OF YOUR WHEREABOUTS.

(2) If you contest the petition, the court will schedule a hearing on the allegations of the petition and order you to appear personally and may schedule other hearings related to the petition and order you to appear personally. IF YOU ARE ORDERED TO APPEAR, YOU MUST APPEAR PERSONALLY IN THE COURTROOM, UNLESS THE COURT HAS GRANTED YOU AN EXCEPTION IN ADVANCE UNDER ORS 419B.918 TO APPEAR BY OTHER MEANS INCLUDING, BUT NOT LIMITED TO, TELEPHONIC OR OTHER ELECTRONIC MEANS. AN ATTORNEY MAY NOT ATTEND THE HEARING(S) IN YOUR PLACE.

PETITIONER'S ATTORNEY
Stacey A. Wilton #061413
Assistant Attorney General
Department of Justice
1162 Court Street NE
Salem, OR 97301-4096
Phone: (503) 934-4400

ISSUED this 8th day of June, 2015.

Issued by:
Stacey A. Wilton #061413
Assistant Attorney General

6/12, 6/19, 6/26, 7/3

NOTICE OF SHERIFF'S SALE

On 10th day of July, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1051 Rock Creek Drive S, Salem, in the case of U.S. BANK, NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR TO LASALLE BANK, N.A. TRUSTEE FOR THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2, Plaintiff, vs. VIRGIL H. LEE, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1051 ROCK CREEK DR. S., SALEM, OR 97306, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

6/12, 6/19, 6/26, 7/3

NOTICE OF SHERIFF'S SALE

On 10th day of July, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4831 Lone Oak Road SE, Salem, in the case of NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JOSHUA D. BACKER, MELANIE B. BACKER AKA MELANIE B. UNGER, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

6/12, 6/19, 6/26, 7/3

NOTICE OF SHERIFF'S SALE

On 10th day of July, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 810 North 4th Street, Aumsville, in the case of WELLS FARGO BANK, N.A., its successors in interest and/or assigns, Plaintiff, vs. GARY GARDNER, RODNEY A. FRANZ, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

6/12, 6/19, 6/26, 7/3

NOTICE OF SHERIFF'S SALE

On 10th day of July, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4678 Sesame Street NE, Salem, in the case of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-13, Plaintiff, vs. DAVID D. BABER, JR., GREATEST TO LEASE INVESTMENTS, LLC, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

6/12, 6/19, 6/26, 7/3

NOTICE OF SHERIFF'S SALE

On 14th day of July, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: Map/Tax Lot No. 051W18C01404, Woodburn, in the case of LEWIS AND CLARK BANK, an Oregon chartered commercial bank, Plaintiff, vs. BOONES CROSSING, LLC, an Oregon limited liability company, MICHAEL J. HANKS, an individual, MARLENE HANKS, an individual, BOONES CROSSING TWO, LLC, an Oregon limited liability company, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

6/12, 6/19, 6/26, 7/3