

## public notices

**SUMMONS BY PUBLICATION**

This is an action for Judicial Foreclosure of real property commonly known as 2362 Evergreen Ave. NE, Salem, OR 97301. A motion or answer 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.

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

Case No. 15CV01413  
**SUMMONS BY PUBLICATION – RANDY LATHROM; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 2362 EVERGREEN AVE NE, SALEM, OR 97301**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,  
Plaintiff,

v.

RANDY LATHROM; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 2362 EVERGREEN AVE NE, SALEM, OR 97301,

Defendants.

TO DEFENDANTS:

IN THE NAME OF THE STATE OF OREGON: You are hereby required to appear and defend the action filed against you in the above-entitled cause within 30 days from the date of service of this Summons upon you; and if you fail to appear and defend, for want thereof, the Plaintiff will apply to the court for the relief demanded therein.

Dated: 6/15/2015

ALDRIDGE PITE, LLP

By: Sarah A. Filcher,

OSB #113811

(858) 750-7600

(858) 412-2639 (Facsimile)

sfilcher@aldridgepite.com

621 SW Morrison Street,  
Suite 425  
Portland, OR 97205  
Of Attorneys for Plaintiff

**NOTICE TO DEFENDANT/ DEFENDANTS 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 paper called a "motion" or "answer". The "motion" or "answer" must be given to the court clerk or administrator within 30 days (or 60 days for Defendant United States or State of Oregon Department of Revenue) 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.

If you have questions, you should see an attorney immediately. If you need help in finding an attorney, you may contact the Oregon State Bar's Lawyer Referral Service online at [www.oregonstatebar.org](http://www.oregonstatebar.org) or by calling (503) 684-3763 (in the Portland metropolitan area) or toll-free elsewhere in Oregon at (800) 452-7636.

6/26, 7/3, 7/10, 7/17

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

Reference is made to that certain trust deed made by Benjamin J Protasio and Kimberly L Protasio, as Husband and Wife, grantor, to First American Title Insurance Company of Oregon as trustee, in favor of Windermere Mortgage Services Series LLC as beneficiary, dated November 17, 2006, recorded November 21, 2006, in the mortgage records of Marion County, Oregon, as Document No. Reel 2737 Page 331, and assigned to Residential Loan Program Oregon Housing and Community Services Department State of Oregon by assignment recorded on December 14, 2006 in the records of Marion County, Oregon, as Document No. Reel 2748, Page 18, covering the following described real property situated in said county and state, to wit:

LOT 5, IRIS VILLAGE, IN THE CITY OF KEIZER, MARION COUNTY, STATE OF OREGON (PLAT VOLUME 45, PAGE 95)

TOGETHER WITH A PRIVATE ACCESS OVER

TRACT "A" AS DEPICTED ON THE FACE OF THE PLAT.

PROPERTY ADDRESS: 7478 Kayla Shae Circle NE, Keizer, OR 97303-1673

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 \$955.68 beginning March 1, 2014; payments of \$964.24 beginning February 1, 2015; plus prior accrued late charges of \$193.29; 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: \$113,444.28 with interest thereon at the rate of 5.90000 percent per annum beginning February 1, 2014; plus prior accrued late charges of \$154.72; plus escrow advances of \$1,767.96; plus Pro Rata MIP/PMI of \$135.87; 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 July 10, 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.

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.

6/26, 7/3, 7/10, 7/17

**NOTICE**

All persons having claims against the following estate must present them, within four months after the date of the first publication of the notice to the personal representative at the address designated in the notice for the presentation of claims or they may be barred:

Marion County  
Circuit Court  
Case Number 15PB02614  
Name of Decedent: Denise Emma Murphy  
Personal Representative (and address at which claims must be presented):  
Shayne Stone  
c/o Sam Sears  
570 Liberty St. SE,  
Suite 240  
Salem, Oregon 97301

This notice was first published on June 26, 2015.

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 attorney for the personal representative.

6/26, 7/3, 7/10

**NOTICE TO INTERESTED PERSONS**

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

Probate Department  
No. 15PB02472

NOTICE TO INTERESTED PERSONS  
In the Matter of the Estate of: MICHAEL JON PERCIVAL, Deceased.

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 proper vouchers, to the Personal Representative by directing said claims to Roger K. Evans, Law Office of Roger K. Evans, P.C., 675 Church Street NE, Salem, Oregon 97301, 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, Roger K. Evans.

Dated and first published on June 26, 2015.

/s/ Carol Marie Johnson  
Carol Marie Johnson,  
Personal Representative

**PERSONAL REPRESENTATIVE:**

Carol Marie Johnson  
440 NW 4th Street  
Sublimity, Oregon 97385  
Phone: (503) 930-2585  
caroljohnson@wvi.com

**ATTORNEY FOR PERSONAL REPRESENTATIVE:**

Roger K. Evans, OSB #812170  
Law Office of  
Roger K. Evans, P.C.  
675 Church Street NE  
Salem, OR 97301  
Telephone: (503) 585-2121  
Fax: (503) 364-7689  
roger@rogerkevans.com

6/26, 7/3, 7/10

**PUBLIC NOTICE****PUBLIC NOTICE**

In the Circuit Court of the State of Oregon for Marion County Probate Department in the Matter of the Estate of GAYLE L KORFHAGE, Deceased, **Case No. 15PB02404 Notice to Interested Persons**

NOTICE IS HEREBY GIVEN that Dean Beaudreau has been appointed as the Personal Representative

of said estate. All persons having claims against said estate are hereby required to present the same, with proper vouchers attached, within four (4) months after the date of first publication of this notice, as stated below, to the Personal Representative at the law office of Robert J. Custis, PO Box 2182, Salem, Oregon 97308, phone (503) 378-0624 or they may be barred.

All persons whose rights may be affected by the proceedings in the estate may obtain additional information from the records of the Court, the Personal Representative or the attorney for the Personal Representative.

Dated and first published this 26th day of June, 2015.

6/26, 7/3, 7/10

**PUBLISHED SUMMONS**

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR MARION COUNTY Juvenile Department  
Case No. 15JU01561  
PUBLISHED SUMMONS  
In the Matter of BRAYDEN RILEE SANDERS, A child.

TO: Daniel Oliver Robertson  
IN THE NAME OF THE STATE OF OREGON:

A Petition has been filed asking the court to terminate your parental rights to the above-named child for the purpose of placing the child for adoption. YOU ARE REQUIRED TO PERSONALLY APPEAR BEFORE the Marion County Juvenile Court at 3030 Center St NE Salem, OR 97301, on the 20th day of July, 2015 at 9:00 a.m. to admit or deny the allegations of the petition and to personally appear at any subsequent court-ordered hearing. YOU MUST APPEAR PERSONALLY IN THE COURTROOM ON THE DATE AND AT THE TIME LISTED ABOVE. AN ATTORNEY MAY NOT ATTEND THE HEARING IN YOUR PLACE. THEREFORE, YOU MUST APPEAR EVEN IF YOUR ATTORNEY ALSO APPEARS.

This summons is published pursuant to order of the circuit court judge of the above-entitled court, dated June 17, 2015. The orders direct that this summons be published once each week for three consecutive weeks, making three publications in all, in a published newspaper of general circulation in Marion County, Oregon.

Date of first publication: June 26, 2015

Date of last publication: July 10, 2015

**NOTICE****READ THESE PAPERS CAREFULLY**

IF YOU DO NOT APPEAR PERSONALLY BEFORE THE COURT OR DO NOT APPEAR AT ANY SUBSEQUENT COURT-ORDERED HEARING, the court may proceed in your absence without further notice and TERMINATE YOUR PARENTAL RIGHTS to the above-named child either ON THE DATE SPECIFIED IN 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 County Juvenile Department, 3030 Center St 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 and have the attorney present at the above hearing. 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**

Sarah S. Morris  
Sr. Assistant  
Attorney General  
Department of Justice  
1162 Court Street NE  
Salem, OR 97301-4096  
Phone: (503) 934-4400

ISSUED this 19th day of June, 2015.

Issued by:  
Sarah S. Morris #964319  
Sr. Assistant  
Attorney General

6/26, 7/3, 7/10

**NOTICE OF PUBLIC HEARING****CITY OF KEIZER NOTICE OF PUBLIC HEARING****INTENTION TO ASSESS FOR STREET LIGHTING IMPROVEMENTS****NORTHFIELD ESTATES STREET LIGHTING DISTRICT NOTICE IS HEREBY GIVEN**

that the City Council of the City of Keizer, Oregon declares its purpose and intention to assess certain property benefited by improvement of a street lighting district with the installation of eight (8) 47 Watt LED luminaries at 30' mounting on a 35' heavy duty gray direct burial fiberglass pole with 6' aluminum mast arm to serve Northfield Estates Street Lighting District. A public hearing to consider any objections or written remonstrances with regard to this street lighting district will be held before the Keizer City Council on **Monday, July 6, 2015 at 7:00 p.m.** at Keizer Civic Center, 930 Chemawa Road N.E., Keizer, Oregon.

**1. Description of Property to be Assessed.**

The properties benefited by such lighting district improvements will be all of the lots, parts of lots, and parcels of land more particularly described in the City Engineer's Report referenced in Resolution R-2015-2575 adopted by the City Council on May 18, 2015. The parcels of land within the proposed lighting district include those properties identified on the assessors map 06 3W 23DC – lots 1-12 all within Marion County, Oregon.

**2. Total amount of Project Cost.**

The estimated amount of the proposed assessment to each property is an initial annual amount of **\$139.14 per lot** for the first year, with estimated annual assessments thereafter of **\$117.04 per lot**. (The initial assessment includes the costs of the engineer's report, administrative cost, equipment purchase, and installation. These assessments may fluctuate according to the utility company's rate structure and the electrical consumption within the district.

**3. Modification of Proposal.**

The amount of assessment proposed on the described property could be modified as a result of testimony at the hearing so interested persons should attend the hearing in order to have an opportunity to testify on any proposed changes.

**4. Written Objections.**

Written objections may be filed against the proposed district in the office of the City Recorder not later than the scheduled time for the Council hearing of objections to the proposed district. Written objections must be received on or before July 6, 2015 at 5:00 p.m. and addressed to Tracy L. Davis, MMC, Keizer City Recorder, 930 Chemawa Road NE, Keizer, Oregon if

delivered in person or PO Box 21000, Keizer, Oregon 97307 if delivered by mail.

**5. Grounds for Objections.** Any written objections submitted must state the grounds for the objection.

**6. Date, Time and Place of Hearing.**

The public hearing to consider any objections will take place on **Monday, July 6, 2015 at 7:00 p.m.** at Keizer Civic Center, 930 Chemawa Road N.E., Keizer, Oregon.

**7. Assessment Due and Payable.**

If the assessment is passed as it is now written, such assessment will appear on your property tax statement and must be paid when your property taxes are paid. Said assessment will become a lien on your property unless fully paid each year when due.

**8. Contact Information.**

For further information or questions regarding the assessment, contact Tracy L. Davis, MMC, City Recorder, at 503-856-3412. Any inquiries should refer to Northfield Estates Street Lighting District.

DATED at Keizer, Oregon, this 19th day of June 2015.

Tracy L. Davis, MMC  
City Recorder

6/26

**NOTICE OF SHERIFF'S SALE**

On 31st 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: 780 3rd Ave, Gervais, in the case of BAYVIEW LOAN SERVICING, LLC, its successors in interest and/or assigns, Plaintiff, vs. GUILLERMO E. LEON, ALEJANDRA TREVENO, KEYBANK, NATIONAL ASSOCIATION, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

6/26, 7/3, 7/10, 7/17

**NOTICE OF SHERIFF'S SALE**

On 31st 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: 5295 Cedar St SE, Turner, in the case of NATIONSTAR MORTGAGE LLC, its successor in interest and/or assigns, Plaintiff, vs. CHARLES L. ANDERSON, CYNTHIA R. ANDERSON, 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)

6/26, 7/3, 7/10, 7/17

**NOTICE OF SHERIFF'S SALE**

On 31st 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: 1050 & 1054 Dunn Ct, Woodburn, in the case of US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BAFC 2007-1, Plaintiff, vs. EUGENE LABUNSKY AKA EUGENE V. LABUNSKY, SHEELA S. PARANJUPE, MORTGAGE FUNDING, LLC, RIVERWOOD, LLC, WEST COAST HOME SOLUTIONS, LLC, ALLEN TRUST COMPANY, CUSTODIAN FBO THOMAS W. OWENS, TRADITIONAL IRA, WESTSIDE DRYWALL INC., OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

6/26, 7/3, 7/10, 7/17

**NOTICE OF SHERIFF'S SALE**

On 30th 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: 10214 Wagner Rd SE, Lyons, in the case of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, its successors in interest and/or assigns, Plaintiff, vs. WAYNE L. MILEY, KATHLEEN M. MILEY, NW PREFERRED FEDERAL CREDIT UNION, OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

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