

# public notices

### **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: 4414 Leafwood Ave NE, Salem, in the case of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-KS2, its successors in interest and/or assigns, Plaintiff, vs. JOSE CORTES-ANDRADE AKA JOSE ANDRADE AKA JOSE C. ANDRADE, GREGORIO CORTES-MEZA, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR OWNIT MORTGAGE SOLUTIONS, INC., DICKINSON FINANCIAL, LLC, DANIEL R. WILKINSON, MIDLAND FUNDING, LLC, XAVIER-MICHAEL O. MORONEY, 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: 652 Hollyhock PI N, Keizer, in the case of NATIONSTAR MORTGAGE LLC, its successors in interest and/or assigns, Plaintiff, vs. IVAN KARPEN AKA IVAN SCOTT KARPEN, JANICE A. WALLACE AKA JANICE AYAMI WALLACE, COMPANION PROPERTY AND CASUALTY INSURANCE COMPANY, 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: 530 Edgewood Dr., Silverton, in the case of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. MARK G. LAUZON, AUDREY B. LAUZON, FORD MOTOR CREDIT COMPANY, LLC, COLUMBIA CREDITS, INC., ASSET SYSTEMS, INC., CAPITAL ONE EQUIPMENT FINANCE CORPORATION FKA ALL POINTS CAPITAL CORPORATION, VALLEY CREDIT SERVICE, 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)

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

### **NOTICE OF SHERIFF'S SALE**

On 28th 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: 7539 Spellbrink Lane SE, Salem, in the case of GREEN TREE SERVICING, LLC, Plaintiff, vs. TRICIA DANIELL RIGSBY, TERRY L RIGSBY, UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE, STERLING JEWELERS INC, DBA KAY JEWELERS, 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](http://www.oregonsheriffs.com/sales.htm)

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 Harold L Peterson, A Single Man, as grantor, to First American Title Company as trustee, in favor of Mortgage Electronic Registration Systems, Inc., as nominee

for Mortgage Investor's Corporation as beneficiary, dated June 11, 2009, recorded June 25, 2009, in the mortgage records of Marion County, Oregon, as Document No. Reel 3078 Page 73, and assigned to Planet Home Lending, LLC on January 9, 2015 in the records of Marion County, Oregon, as Document No. Reel 3663 Page 498, covering the following described real property situated in said county and state, to wit:  
PLEASE SEE EXHIBIT "A" ATTACHED HERETO.

PROPERTY ADDRESS: 3615 MONROE AVE NE, Salem, OR 97301

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 \$7,976.73 beginning August 1, 2014; plus late charges of \$270.74; minus a suspense account of \$149.00; 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 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: \$128,926.83 with interest thereon at the rate of 2.12500 percent per annum beginning July 1, 2014; plus escrow advances of \$988.86; plus late charges of \$270.74; plus recoverable balance of \$491.00; minus a suspense account of \$149.00; 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 October 23, 2015, at the hour of 10:00 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 HAVE RECEIVED A DISCHARGE OF THE DEBT REFERENCED HEREIN IN A BANKRUPTCY PROCEEDING, THIS LETTER IS NOT AN ATTEMPT TO IMPOSE PERSONAL LIABILITY UPON YOU FOR PAYMENT OF THAT DEBT. IN THE EVENT YOU HAVE RECEIVED A BANKRUPTCY DISCHARGE, ANY ACTION TO ENFORCE THE DEBT WILL BE TAKEN AGAINST THE PROPERTY ONLY.

Case: 60111-00148-NJ-OR  
**Exhibit "A"**

**Legal Description:**  
Commencing at the Northeast corner of Lot 4 of the Plat of "Hanley Terraces" a subdivision located in Sections 26 and 26, Township 14 South, Range 12 West, Willamette Meridian, in Lincoln City, Oregonm said Northeast corner of Lot 4 being 4208.37 feet South and 67.79 feet West of the West quarter corner of Section 23; thence North 74° 19' 00" West, 76.51 feet to the East line of that tract conveyed through Charlie J. and Margaret R. Lessor to Thomas G. and M. Joyce Smit, recorded in Microfilm Records, book 123, page 2350, Lincoln County Deed Records; thence South 53° 44' 00" West, 90.03 feet along said East line; thence South 15° 41' 00" West, 109.10 feet, along said East line to the North line of "Hanley Terraces"; thence along said North line South 74° 19' 00" East, 132.00 feet to the true point of beginning.

TOGETHER WITH an easement for ingress and egress over and across the following describe tract:

Commencing at the Northeast corner of above described Lot 4; thence South 74° 19' 00" East, 25.00 feet along the North right of way of Harley Drive; thence North 4° 14' 35" West, 191.46 feet to the Northeast corner of the above described parcel; thence South 15° 41' 00" West 68.96 feet along the East line of said parcel; thence South 4° 14' 35" East, 118.11 feet to the point of beginning.

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: 969 Stonebridge Ave NE, Keizer, in the case of WELLS FARGO BANK, NA, Plaintiff, vs. MATTHEW NIVALA, INDIVIDUALLY AND AS CONSTRUCTIVE TRUSTEE OF THE ESTATE OF JEFFREY NIVALA, ROBERT NIVALA, DANIEL NIVALA, ALEXANDER NIVALA, UNKNOWN HEIRS OF JEFFREY NIVALA, 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

### **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,

vs.  
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 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**

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

FOLLOW THE KEIZERTIMES ON:

facebook  
twitter

## puzzle answers

6	1	7	9	2	4	3	8	5
8	4	3	6	7	5	1	2	9
2	9	5	3	8	1	6	4	7
9	6	8	5	4	3	7	1	2
3	5	1	2	9	7	8	6	4
7	2	4	1	6	8	5	9	3
1	7	9	8	5	2	4	3	6
5	8	6	4	3	9	2	7	1
4	3	2	7	1	6	9	5	8

P	E	C	O	S	S	A	G	A	C	R	A	W		
A	V	A	N	T	L	E	A	P	L	E	D	A		
M	A	R	I	E	C	U	R	I	E	O	M	A	R	
	O	C	T	A	G	O	N	S	T	A	G	S		
A	B	L	E	S	T	S	O	L	N	I	A			
M	O	I	S	O	P	M	E	A	D	O	W			
P	A	N	E	L	V	A	I	N	E	R				
	R	A	D	I	O	A	C	T	I	V	I	T	Y	
	A	N	G	L	E	S	E	A	R	E	D			
P	A	L	M	E	R	D	A	M	A	W	E			
I	T	O	N	E	A		A	R	T	I	S	T		
E	T	O	N	S	G	A	L	L	E	O	N			
R	A	K	E		N	O	B	E	L	P	R	I	Z	E
R	I	A	S		A	R	C	S	A	R	N	I	E	
E	N	T	S		P	A	S	S	Y	E	G	G	S	