

public notices

NOTICE TO CLAIMANTS

CIRCUIT COURT
OF OREGON
COUNTY OF MARION

CASE NO. 15PB03267
Notice To Claimants
IN THE MATTER
OF

DARLEEN K. FREDRICKS
REVOCABLE LIVING TRUST
DATED OCTOBER 31, 1995

NOTICE IS HEREBY GIVEN that the undersigned is the Trustee of the Darleen K. Fredricks Revocable Living Trust dated October 31, 1995. All persons having claims against the trust estate are required to present them, with vouchers attached, to the undersigned Pioneer Trust Bank, N.A., Trustee, Attention Mandy Mullmann, Trust Officer, 109 Commercial St. NE, PO Box 2305, Salem, Oregon 97308, within four months after the date of first publication of this notice, or the claims may be barred.

The name of the Settlor of the trust is Darleen K. Fredricks.

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, Saalfeld Griggs PC.

Dated and first published July 24, 2015.

Pioneer Trust Bank, N.A., Trustee of the Darleen K. Fredricks Revocable Living Trust dated October 31, 1995, Petitioner

By: Mandy Mullmann, Trust Officer

Attorney For Petitioner:

Jeffrey G. Moore,
OSB #982973
Saalfeld Griggs PC
PO Box 470
Salem, OR 97308
Ph: (503) 399-1070
Fax (503) 371-2927
Email: jmoore@sglaw.com

Petitioner:

Pioneer Trust Bank, N. A.
Mandy Mullmann,
Trust Officer
PO Box 2305
Salem, OR 97308
Ph: (503) 363-3136

7/24, 7/31, 8/7

STORAGE AUCTION

Self-Storage Auction
Turner Road Storage
4555 Turner Rd SE
Salem, Oregon 97317
Saturday July 18th, 2015
@ 10:00 am

D42 Ross, Jenny
C14 Braun, Eric
E63 Salas, Gasper
D51 Romig, Ryan
E57 Young, Millie

Sale Subject To Cancellation
Turner Road Storage
reserves the Right to refuse
any and all bids

7/10, 7/17

NOTICE OF SHERIFF'S SALE

On 10th day of August, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 2445 Northgate Ave NE, Salem, in the case of OREGON HOUSING AND COMMUNITY SERVICES, its successors in interest and/or assigns, Plaintiff, vs. DIXIE L BUTTS, STATE OF OREGON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to www.oregonsheriffs.com/sales.htm

7/10, 7/17, 7/24, 7/31

NOTICE TO INTERESTED PERSONS

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

Case No. 15PB02959

NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of
DUANE ARTHUR COOKSEY,
Deceased.

NOTICE IS HEREBY GIVEN that Michael D. Cooksey has been appointed as Personal Representative. All persons having claims against the Estate are required to present them, with vouchers attached, to the personal representative, Michael D. Cooksey, c/o Kathryn M. Belcher, of McGinty & Belcher, Attorneys, P.C., P.O. Box 12806, Salem, Oregon, 97309, 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,

Date of first publication: July 24, 2015.

Dated this 16th day of July, 2015.

Kathryn M. Belcher,
OSB #992200
Attorney for Personal Representative

Personal Representative

Michael D. Cooksey
PO Box 20868
Keizer, OR 97307
(503) 269-1311

Attorney for Personal Representative

Kathryn M. Belcher,
OSB #992200
P.O. Box 12806
Salem, OR 97309
503-371-9636
fax: (503)371-2879
e-mail:

kathy@mcginty-belcher.com

7/24, 7/31, 8/7

NOTICE TO INTERESTED PERSONS

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

Case No. 15PB03092

NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of
OPAL J. LADBURY,
Deceased.

NOTICE IS HEREBY GIVEN that Melody Sue Ansell has been appointed as Personal Representative. All persons having claims against the estate are required to present them, with vouchers attached, to the personal representative, Melody Sue Ansell, c/o Kathryn M. Belcher, of McGinty & Belcher, Attorneys, P.C., P.O. Box 12806, Salem, Oregon, 97309, 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,

Date of first publication: July 24, 2015.

Dated this 14th day of July, 2015.

Kathryn M. Belcher,
OSB #992200
Attorney for Personal Representative

Personal Representative

Melody Sue Ansell
21090 NW Rock Creek Blvd.
Portland, OR 97229
(503) 442-3576

Attorney for Personal Representative

Kathryn M. Belcher,
OSB #992200
P.O. Box 12806
Salem, OR 97309
503-371-9636
fax: (503) 371-2879
e-mail:

kathy@mcginty-belcher.com

7/24, 7/31, 8/7

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by James A. Coplin and Georgia A. Coplin, as tenants by the entirety, as grantor, to Fidelity National Title Insurance Company as trustee, in favor of Wells Fargo Bank, N.A. as beneficiary, dated December 14, 2007, recorded December 19, 2007, in the mortgage records of Marion County, Oregon, as Document No. Reel 2901 Page 34, covering the following described real property situated in said county and state, to wit:

LEGAL DESCRIPTION MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERE TO.

PROPERTY ADDRESS: 5045 COBB LANE S, Salem, OR 97302

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 \$2,499.87 beginning February 1, 2012; monthly payments of \$2,710.33 beginning March 1, 2012; monthly payments of \$2,584.05 beginning March 1, 2013; plus late charges of \$727.30; plus recoverable corporate advances of \$2,070.00; plus other fees and costs in the amount of \$30.00; 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: \$323,971.97 with interest thereon at the rate of 6.12500 percent per annum beginning January 1, 2012; plus late charges of \$727.30; plus escrow advances of \$19,649.57; plus recoverable corporate advances of \$2,070.00; plus pro rata MIP/PMI in the amount of \$296.40; plus other fees and costs in the amount of \$76.00; 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 November 20, 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: 60111-00060-NJ-OR

EXHIBIT "A"
LEGAL DESCRIPTION

BEGINNING AT A 5/8 INCH IRON ROD MARKING THE NORTHWESTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO C. LEROY COBB AND JUANITA E. COBB BY THAT DEED RECORDED IN VOLUME 701, PAGE 775, MARION COUNTY RECORD OF DEEDS, SAID NORTHWESTERLY CORNER BEING ALSO THE NORTHWEST CORNER OF LOT 12, BLOCK 2, CROISAN FRUIT FARMS NO.1, VOLUME 4, PAGE 33, MARION COUNTY BOOK OF TOWN PLATS; AND RUNNING THENCE SOUTH 89° 36' 38" EAST 217.00 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID COBB TRACT TO A POINT; THENCE SOUTH 0° 07' 20" WEST 315.65 FEET PARALLEL TO THE WESTERLY BOUNDARY LINE OF SAID COBB TRACT TO A POINT; THENCE NORTH 89° 36' 38" WEST 217.00 FEET PARALLEL TO THE NORTHERLY BOUNDARY LINE OF SAID COBB TRACT TO A POINT ON THE WESTERLY LINE OF SAID COBB TRACT; THENCE NORTH 0° 07' 20" EAST 315.65 FEET ALONG SAID WESTERLY BOUNDARY LINE TO THE POINT OF BEGINNING.

ALSO: TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THAT TRACT OF LAND CONVEYED TO C. LEROY COBB AND JUANITA E. COBB BY THAT DEED RECORDED IN VOLUME 701, PAGE 775, MARION COUNTY RECORD OF DEEDS, SAID NORTHERLY BOUNDARY ALSO BEING THE NORTHERLY BOUNDARY LINE OF BLOCK 2, CROISAN FRUIT FARMS NO.1, VOLUME 4, PAGE 33, MARION COUNTY BOOK OF TOWN PLATS, SAID POINT BEARS SOUTH 89° 36' 38" EAST 197.00 FEET FROM A 5/8 INCH IRON ROD MARKING THE NORTHWEST CORNER OF LOT 12 IN SAID BLOCK 2; AND RUNNING THENCE SOUTH 69° 36' 38" SECONDS EAST 20.00 FEET ALONG THE AFOREMENTIONED NORTHERLY BOUNDARY LINE TO A POINT; THENCE SOUTH 0° 07' 20" WEST 1291.31 FEET PARALLEL TO THE WESTERLY BOUNDARY LINE OF SAID COBB TRACT TO A POINT ON THE NEW NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 808 (BALLYNTYNE ROAD); THENCE NORTH 89° 29' 12" WEST 20.00 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT; THENCE NORTH 0° 07' 20" EAST 1291.29 FEET, PARALLEL TO THE WESTERLY BOUNDARY LINE OF SAID COBB TRACT TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH A WELL AGREEMENT RECORDED OCTOBER 7, 1991 IN REEL 890, PAGE 311, RECORDS FOR MARION COUNTY, OREGON.

ALSO: TOGETHER WITH THE ROADWAY EASEMENT AS FOLLOWS: 40.00 FOOT ROADWAY EASEMENT:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY LINE OF THAT TRACT OF LAND CONVEYED TO C. LEROY COBB AND JUANITA E. COBB BY THAT DEED RECORDED IN VOLUME 701, PAGE 775, MARION COUNTY RECORD OF DEEDS, SAID NORTHERLY BOUNDARY BEING ALSO THE NORTHERLY BOUNDARY LINE OF BLOCK 2, CROISAN FRUIT FARMS NO.1, VOLUME 4, PAGE 33, MARION COUNTY BOOK OF TOWN PLATS, SAID POINT BEARS SOUTH 89° 34' 10" EAST 197.00 FEET FROM A 5/8 INCH IRON ROD MARKING THE NORTHWEST CORNER OF LOT 12 IN SAID BLOCK 2; AND RUNNING THENCE SOUTH 89° 34' 10"

EAST 40.00 FEET ALONG THE AFOREMENTIONED NORTHERLY BOUNDARY LINE TO A POINT; THENCE SOUTH 0° 07' 20" WEST 1291.26 FEET PARALLEL TO THE WESTERLY BOUNDARY LINE OF SAID COBB TRACT TO A POINT 10 FEET NORTHERLY WHEN MEASURED PERPENDICULARLY TO THE SOUTH LINE OF SAID COBB TRACT AND THE NORTHERLY RIGHT OF WAY LINE OF BALLYNTYNE ROAD; THENCE NORTH 89° 29' 12" WEST 40.00 FEET ALONG A LINE 10 FEET NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF THE 40.00 FOOT ROADWAY, ON THE SOUTHERLY BOUNDARY LINE OF THE AFOREMENTIONED BLOCK 2, SHOWN ON THE RECORDED PLAT OF CROISAN FRUIT FARMS NO.1; THENCE NORTH 0° 07' 20" EAST 1291.39 FEET PARALLEL TO THE WESTERLY BOUNDARY LINE OF THE COBB TRACT TO THE POINT OF BEGINNING.

7/24, 7/31, 8/7, 8/14

NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative of the Estate of Janet Jane Green, deceased, Marion County Circuit Court Case No. 15PB03180. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned personal representative at 1020 Liberty Street SE, P.O. Box 2810, Salem, Oregon 97308-2810, 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.

Dated and first published: July 24, 2015.

Kelly N. Bellamy
Personal Representative

Collier Law
Stephanie M. Palmblad,
OSB No. 124125
Attorneys for Personal Representative
1020 Liberty Street SE
P.O. Box 2810
Salem, OR 97308-2810
Phone: (503) 485-7224

7/24, 7/31, 8/7

NOTICE TO INTERESTED PERSONS

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

Case No. 15PB02352

NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of
TRAVIS JAY LANE,
Deceased.

NOTICE IS HEREBY GIVEN that Rev. Kevin Lane has been appointed as Personal Representative. All persons having claims against the estate are required to present them, with vouchers attached, to the personal representative, Rev. Kevin Lane, c/o John Gear, of John Gear Law Office LLC, 161 High ST SE STE 208B, 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 attorneys for the personal representative.

Date of first publication: July 10, 2015.

Dated this 7 July 2015.
John Gear,
OSB #073810
Attorney for Personal Representative

Personal Representative
Rev. Kevin Lane
1705 12TH ST S
SALEM, OR 97302-2145
503-370-7000

Attorney for Personal Representative
John Gear,
OSB #073810
John Gear Law Office LLC
161 High ST SE STE 208B
Salem, OR 97301
503-339-7787
fax: 888-782-0181

7/10, 7/17, 7/24



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Down the street, across the country, around the world—you help save the day. Every day.

When you give blood or provide a hot meal to a disaster victim, train in first aid or help a member of our military, you reach out your hand. It's at that moment—when heartbreak turns to hope—that you're there through the American Red Cross.

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