

## public notices

**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](mailto: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](mailto: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

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

Reference is made to that certain trust deed made by William Davison as grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), A SEPARATE CORPORATION THAT IS ACTING SOLELY AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP. as beneficiary, dated April 20, 2009, recorded April 27, 2009, in the mortgage records of Marion County, Oregon, as Document No. Reel: 3056 Page: 142, and assigned to Carrington Mortgage Services, LLC by assignment recorded on June 15, 2015 in the records of Marion County, Oregon, as Document No. BK3709 PG431, covering the following described real property situated in said county and state, to wit:

LOT 11, BLOCK 5, WILLOWBROOK ESTATES, IN THE CITY OF WOODBURN, MARION COUNTY, OREGON. (PLAT VOLUME 39, PAGE 8).

PROPERTY ADDRESS: 3195 Jory Street, Woodburn, OR 97071

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 \$1,179.36 beginning August 1, 2012; plus late charges in the amount of \$233.82; plus advances of \$2,124.62; plus other recoverable corporate advances in the amount of \$65.00; 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:

\$150,865.87 with interest thereon at the rate of 5.25000 percent per annum beginning August 1, 2012; 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

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7/31, 8/7, 8/14, 8/21

**NOTICE OF SHERIFF'S SALE**

On 31st 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: 1009 Saginaw St S, Salem, in the case of ONEWEST BANK, FSB, its successors in interest and/or assign, Plaintiff, vs. UNKNOWN HEIRS OF PATRICIA POSNER, RICHARD ALLEN POSNER,

GEOFFREY IAN POSNER, APRIL SABRINA POSNER AKA APRIL SABRIANA EDSON, AMERICAN EXPRESS BANK FSB, STATE FARM BANK, UNITED STATES OF AMERICA, STATE OF OREGON, OCCUPANTS OF THE PREMISES, THE REAL PROPERTY LOCATED AT 1009 SAGINAW STREET SOUTH, SALEM, OREGON 97302, Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/31, 8/7, 8/14, 8/21

**NOTICE OF SHERIFF'S SALE**

On 28th 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: 4261 Grayce Ct SE, Salem, in the case of WELLS FARGO BANK, N.A., its successors in interest and/or assigns, Plaintiff, vs. ARLAN F. ROBINSON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/31, 8/7, 8/14, 8/21

**NOTICE OF SHERIFF'S SALE**

On 28th 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: 2220 Trade Street SE, Salem, in the case of HOMESTREET BANK, a Washington state chartered savings bank, Plaintiff, vs. GREG A WRIGHT, SHEILA R WRIGHT, husband and wife, ALL OCCUPANTS of the real property located at 2220 Trade Street SE, Salem, Oregon, RAY KLEIN INC., an Oregon corporation dba Professional Credit Service, OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION, a nonprofit public benefit corporation, PORTFOLIO RECOVERY ASSOCIATIONS, LLC, Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/31, 8/7, 8/14, 8/21

**NOTICE**

OREGON STATE POLICE  
NOTICE OF INTENT  
TO DISPOSE  
OF UNCLAIMED PROPERTY

The Oregon State Police, Salem Fleet, has in its physical possession the unclaimed personal property described below. If you have any ownership interest in any of that unclaimed property, you must file a claim with the Oregon State Police, Salem Fleet office within 30 days from the date of publication of this notice, or you will lose your interest in that property.

Unclaimed Property: 2003 Nissan Pickup – VIN 1N6ED27T83C421082

Unclaimed property claim forms are available at the Oregon State Police, Fleet Services Office located at 3784 Portland Road NE, Bldg. D, Salem, OR 97301. Questions regarding this ad should be directed to Brian Gibson, Fleet Services Manager, Oregon State Police Fleet Services Office 503-934-2392.

7/31, 8/7, 8/14

**NOTICE**

OREGON STATE POLICE  
NOTICE OF INTENT  
TO DISPOSE  
OF UNCLAIMED PROPERTY

The Oregon State Police, Salem Fleet, has in its physical possession the unclaimed personal property described below. If you have any ownership interest in any of that unclaimed property, you must file a claim with the Oregon State Police, Salem Fleet office within 30 days from the date of publication of this notice, or you will lose your interest in that property.

Unclaimed Property: 2004 Toyota Solara – Oregon Plate No. CU33310

Unclaimed property claim forms are available at the Oregon State Police, Fleet Services Office located at 3784 Portland Road NE, Bldg. D, Salem, OR 97301. Questions regarding this ad should be directed to Brian Gibson, Fleet Services Manager, Oregon State Police Fleet Services Office 503-934-2392.

7/31, 8/7, 8/14