

public notices

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 6.2500 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 LINE 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**PUBLIC NOTICE**

In the Circuit Court of the State of Oregon for Marion County Probate Department in the Matter of the Estate of SUSAN GAIL NICHOLSON, Deceased,

Case No. 15PB02627

Notice to Interested Persons

NOTICE IS HEREBY GIVEN that James H. Nicholson 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 14th day of August, 2015.

8/14, 8/21, 8/28

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: 406 40th Place SE, Salem, in the case of SPRINGLEAF FINANCE CORPORATION, IN TRUST FOR U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR SPRINGLEAF MORTGAGE LOAN TRUST 2012-2, MORTGAGE BACKED NOTES SERIES, 2012-2, Plaintiff, vs. WARREN V. LISTY, COLEEN M. LISTY, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., HOUSEHOLD FINANCE CORPORATION II, 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: 4418 Weathers St NE, Salem, in the case of PLANET HOME LENDINGS, LLC, f/k/a GREEN PLANET SERVICING, LLC, Plaintiff, vs. STEVEN A. FOX, LISA K. FOX, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 4418 WEATHERS STREET NE, SALEM, OR 97301, Defendant(s). For more information go to <http://oregonsheriffssales.org>

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: 4590 Swegle Rd NE, Salem, in the case of NATIONSTAR MORTGAGE, LLC, its successors in interest and/or assigns, Plaintiff, vs. JAMES DAVID RICHARDSON, JEANNIE RICHARDSON AKA JEANNIE LYNN RICHARDSON, 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 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: 240 Marshall St, Woodburn, in the case of NATIONSTAR MORTGAGE LLC, its successors in interest and/or assigns, Plaintiff, vs. DEBBIE LANG, MARVIN LANG, 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: 914 Pine St, Silverton, in the case of DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE FOR RALI 2005QS4, its successors in interest and/or assigns, Plaintiff, vs. SUSAN L. RICE AKA SUSAN LYNN RICE AKA SUSIE RICE AKA SUSANNE L. RICE, BCI ENTERPRISES, INC., CRAIG RAPPE, DEBBIE RAPPE, DISCOVER BANK, WELLS FARGO BANK, N.A., OCCUPANTS OF THE PREMISES, THE REAL PROERTY LOCATED AT 914 PNE STREET, SILVERTON, OREGON 97381, 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: 365 Rural Ave SE, Salem, in the case of CITIMORTGAGE, INC., ITS SUCCESSORS AND/OR ASSIGNS, Plaintiff, vs. JOHN W. SARIS, LINNEA M. SARIS, U.S. BANK NATIONAL ASSOCIATION, 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: 116 Browning Ave SE, Salem, in the case of OCWEN LOAN SERVICING, LLC, ITS SUCCESSORS AND/OR ASSIGNS, Plaintiff, vs. ELIZABETH R. RAYAS, THE UNKNOWN HEIRS AND ASSIGNS OF RICHARD T. RAYAS III, THE UNKNOWN DEVISEES OF RICHARD T. RAYAS III, THE STATE OF OREGON, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 116 BROWNING AVE. SE, SALEM, OR 97302, Defendant(s). For more information go to <http://oregonsheriffssales.org>

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



talk
they hear you

Before the big sleepover. A perfect moment to talk about alcohol.

Alarming numbers of pre-teens are drinking alcohol—which makes it urgent to find every opportunity to talk to your kids about the dangers of underage drinking. For tips on how—and when—to begin the conversation, visit: www.underagedrinking.samhsa.gov

