

public notices

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION
Probate Department
No. 15PB03699

NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of VICKIE ANN ABBOTT, 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 George E. Price, 317 Court Street NE #203, 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, George E. Price.

Submitted 8/20/2015
First Published 8/28/2015

/s/ Robert Vanhalder
Robert Vanhalder,
Personal Representative

PERSONAL REPRESENTATIVE:
Robert Vanhalder
PO Box 9262
Salem, OR 97305
Phone: (503) 393-3631

ATTORNEY FOR PERSONAL REPRESENTATIVE:
George E. Price
317 Court Street NE #203
Salem, OR 97301
Phone (503) 363-7334
Fax (503) 581-2260
Email george@price-price.com

8/28, 9/4, 9/11

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

Reference is made to that certain trust deed made by LEE FRAKES AND HEATHER FRAKES, as Grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee,* in favor of DONALD GRIESENAUER, TRUSTEE OF THE DONALD GRIESENAUER TRUST DATED MARCH 17, 2005, as Beneficiary**, dated May 6, 2010, recorded May 10, 2010, in the mortgage records of Marion County, Oregon, at Reel 3174, Page 310, covering the following described real property situated in said county and state, to wit:

Parcel 1 of PARTITION PLAT NO. 94-06, recorded January 25, 1994, in Reel 1137, Page 720, Film Records for Marion County, Oregon.

Together with a 25 foot access and utility easement over Parcels 2 and 3 as set forth on the Partition Plat 94-06, recorded January 25, 1994, in Reel 1137, Page 720, Film Records for Marion County, Oregon.

Said real property is commonly known as 5043 Tyler Lane NE, Keizer, Oregon.

*The successor Trustee is Nicholas J. Hennemann, Attorney at Law.

**The beneficial interest in said trust deed was subsequently assigned to Susan Iverson.

Both the Beneficiary and the Trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a Notice of Default has been recorded pursuant to Oregon Revised Statute 86.752. The default for which foreclosure is made is Grantor's failure to pay when due the following sums: The monthly payment of \$711.00 for the months of July 2014 through May 2015, plus the failure to pay current the real property taxes.

By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: \$88,530.04 with interest thereon at the rate of 6.00 percent per annum beginning January 24, 2015; together with penalties, title expenses, costs, Trustee's fees and attorneys' fees incurred herein by reason of said default; and any further sums advanced by the Beneficiary for the protection of the above described real property and

its interest therein.

WHEREFORE, notice hereby is given that the undersigned Trustee will on October 20, 2015, at the hour of 11:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at the following place: The front steps of the Marion County Courthouse, 100 High Street Northeast, 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 described real property 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 sale, including a reasonable charge by the trustee. Notice is further given that reinstatement or payoff quotes requested pursuant to ORS 86.786 and 86.789 must be timely communicated in a written request that complies with the statute addressed to the Trustee either by personal delivery to the Trustee's physical office set forth in this notice, or by certified mail, return receipt requested, addressed to the Trustee's post office box address set forth in this notice. Notice is further given that any person named in ORS 86.778 has the right under ORS 86.778 to have the proceeding dismissed and the trust deed reinstated by paying the entire amount then due (other than such portion as would not then be due had no default occurred), together with costs, Trustee's fees and attorney fees not exceeding

the amounts provided by ORS 86.778, and by curing any other default complained of in the notice of default that is capable of being cured, at any time that is not later than five days before the date last set for the 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 said trust deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.
Dated: May 29, 2015.

/s/ Nicholas J. Hennemann,
Trustee

For further information, please contact:
Nicholas J. Hennemann,
Trustee
Stephen L. Tabor, P.C.
131 W. Main Street
P.O. Box 350
Sublimity, OR 97385
(503) 769-8089

This communication is from a debt collector and is an attempt to collect a debt. Any information obtained will be used for that purpose.

8/14, 8/21, 8/28, 9/4

NOTICE OF SHERIFF'S SALE

On 11th day of September, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 596 SE Ashley Ct, Jefferson, in the case of CAPITAL ONE, N.A., its successors in interest and/or assigns, Plaintiff, vs. STEVE FUSSELL, MARION AND

POLK SCHOOLS CREDIT UNION, QUICK COLLECT, INC., JOHN AND JANE DOES, 1 THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). For more information go to <http://oregonsheriffssales.org>

8/14, 8/21, 8/28, 9/4

NOTICE OF SHERIFF'S SALE

On 11th day of September, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 20364 Fern Ridge Rd SE, Stayton, in the case of ONEWEST BANK, FSB, its successors in interest and/or assigns, Plaintiff, vs. UNKNOWN HEIRS OF DONNA L. JONES, KAREN L. BOEDIGHEIMER, AS AFFIANT OF THE ESTATE OF DONNA L. JONES, KAREN L. BOEDIGHEIMER, INDIVIDUALLY, STEPHEN E. BATTLE, AS AFFIDANT OF THE ESTATE OF DONNA L. JONES, STEPHEN E. BATTLE, INDIVIDUALLY, UNITED STATES OF AMERICA, STATE OF OREGON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

8/14, 8/21, 8/28, 9/4

NOTICE OF SHERIFF'S SALE

On 11th day of September, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem,

OR, I will sell the following real property: 4363 Sylvia Court SE, Salem, in the case of U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE SPECIALITY UNDERWRITING AND RESIDENTIAL FINANCE TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-BC1, its successors in interest and/or assigns, Plaintiff, vs. JEFF SALEEN AKA JEFF L. SALEEN AKA JEFFREY LANCE SALEEN, REBECCA SALEEN AKA REBECCA JEANETTE SALEEN, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

8/14, 8/21, 8/28, 9/4

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION
Probate Department
No. 15PB03774

NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of NANCY L. LANFORD, 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 George E. Price, 317 Court Street NE #203, 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, George E. Price.

Submitted 8/20/2015
First Published 8/28/2015

/s/ Sarah L. Braden
Sarah L. Braden,
Personal Representative

PERSONAL REPRESENTATIVE:
Sarah L. Braden
2767 Lower Breckenridge Lp NW
Salem, OR 97304
Phone (503) 689-1914

ATTORNEY FOR PERSONAL REPRESENTATIVE:
George E. Price
317 Court Street NE #203
Salem, OR 97301
Phone (503) 363-7334
Fax (503) 581-2260
Email george@price-price.com

8/28, 9/4, 9/11

NOTICE OF SHERIFF'S SALE

On 14th day of September, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 680 Cottage St NE & 743 Union St NE, Salem, in the case of MSC1 2006-IQ11 COTTAGE STREET, LLC, an Oregon limited liability company, Plaintiff, vs. SIX EIGHTY, LLC, an Oregon limited liability company, THOMAS C HIGGINS, an individual, Defendant(s). For more information go to <http://oregonsheriffssales.org>

8/14, 8/21, 8/28, 9/4



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