

public notices

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

Lewis E. Wright and Kimberly L. Wright, are the Grantors, Josselson & Potter, is the Trustee, located at 9400 SW Beaverton-Hillsdale Highway, Suite 131-A, Beaverton, Oregon 97005, to Gregory Funding LLC, an Oregon limited liability company, located at 9400 Beaverton-Hillsdale Highway, Suite 145, Beaverton, Oregon 97005, Beneficiary, Deed of Trust dated September 28, 2007, recorded on October 1, 2007, as Reel: 2873 Page: 180, of the mortgage records of Marion County, Oregon, covering the real property described as follows:

Beginning at an iron pipe in the West line of Lot 2, Block 1 PIONEER GARDENS, Marion County, Oregon, North 240.00 feet from the Southwest corner of said Lot; thence North 89°09' East, parallel with the South line of said Lot, 132.00 feet to the East line of said Lot ;thence North along said East line, 69.01 feet to the Northeast corner of said Lot; thence South 88°43' West along the North line of said Lot, 132.00 feet to the Northwest corner of said Lot; thence South along the West line of said Lot 68.00 feet to the place of beginning.

Also known as: 3109 Rosemary Lane S.E., Salem, Oregon 97302.

Appointment of Successor Trustee, in which the Beneficiary named as Trustee, Josselson & Potter, was recorded in an Appointment of Successor Trustee on October 7, 2015, as Reel: 3749 Page 38, in the Official Records, Marion County, Oregon.

The undersigned, Irving Potter, certifies that there are no assignments of the trust deed by the Trustee or the Beneficiary that are not of record. No action has been instituted to recover any part of the debt secured by the trust deed, except as allowed by ORS 86.752(7).

The beneficiary or the beneficiary's successor in interest has declared all obligations secured by said trust deed immediately due and payable, said sums being the following: The default for which the foreclosure is made is grantor's failure to pay when due the following sums: \$6,287.63 principal payments and \$16,023.01 interest payments; \$4,005.91 accrued and unpaid late charges; and \$3,783.00 unpaid charges as of September 30, 2015. By reason of the default just described, 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: \$150,250.94 principal balance, with interest thereon at the rate of 5.625% per year from October 1, 2013 until paid; \$16,023.01 interest payments (October 1, 2013 to October 1, 2015); \$4,005.91 accrued and unpaid late charges; \$5,006.42 escrow advances; and \$3,783.00 unpaid charges, together with title expense, costs, trustee's fees and reasonable attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary or the beneficiary's successor in interest for protection of the above-described real property and its interest in it.

Notice is given that the Beneficiary and Trustee have elected to foreclose the trust deed by advertisement and sale of Grantor's interest, at public auction to the highest bidder for cash or cash equivalent, under ORS 86.705-86.815, to satisfy the secured debt, together with expenses of sale and compensation of the trustee and reasonable attorney fees, as provided by law.

The sale will be held in the interior foyer of the main entrance of the Marion County Courthouse, located at 100 High Street NE, Salem, Oregon 97301, at 11:00 a.m., on Tuesday, April 12, 2016.

Except as shown of record, neither the Beneficiary nor the Trustee has any actual notice of a person claiming or having a junior interest to the interest of the Trustee, or of the Grantors or successor, or of any lessee or other person in possession.

Notice is further given that any person named in ORS 86.778 has the right, at any time prior to 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 due (other than such portion of the principal 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 representation 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 residential property at a trustee's sale.

Josselson & Potter has authorized its employee, S Katherine Joseph, to execute this document on behalf of the law firm.

DATED: October 30, 2015

JOSSELSON & POTTER
S. Katherine Joseph
OSB# 052963

For further information contact: Josselson & Potter
9400 SW Beaverton-Hillsdale Highway
Suite 131-A
Beaverton, OR 97005
(503) 228-1455 phone
(503) 228-0171 fax

1/15, 1/22, 1/29, 2/6

NOTICE TO INTERESTED PERSONS

NOTICE TO INTERESTED PERSONS

In the Circuit Court of the State of Oregon for the County of Marion Case No. 15PB06325

In the Matter of the Estate of Fred Leonard Hargand, Deceased.

Notice is hereby given that Fred Leonard Hargand died November 1, 2015, and that by order of the above entitled Court, the undersigned has been appointed Personal Representative.

All persons having claims against the Estate are required to present them to the Personal Representative at 693 Chemeketa Street NE, Post Office Box 2247, Salem, Oregon 97308-2247, within four months after the date of first publication of this notice or said claims may be barred.

All persons whose rights may be affected by this proceeding are advised that additional information may be obtained from the records of the Court, the Personal Representative, or the attorneys for the Personal Representative.

Daniel P. Sullivan
Personal Representative

Sherman, Sherman, Johnnie & Hoyt, LLP
Attorneys for Personal Representative
693 Chemeketa Street
Post Office Box 2247
Salem, Oregon 97308-2247

Date of first publication: January 15, 2016

Second and third publication: January 22, 2016 and January 29, 2016

1/15, 1/22, 1/29

NOTICE TO INTERESTED PERSONS

NOTICE TO INTERESTED PERSONS

Stacey Sue Hamilton and Steven Scott Heney have been appointed Co-Personal Representatives of the ESTATE OF PEARL SENEY SMITH, deceased, by the Circuit Court of the State of Oregon under Probate No. 15PB06066. All persons having claims against the estate are required to present them to said Co-Personal Representatives at 131 W. Main St., P O Box 350, Sublimity, OR 97385, within four months after date of first publication of this notice or they may be barred.

Your rights may be affected by this proceeding and additional information may be obtained from the records of the Court, the Personal Representative or the attorney for the Personal Representative.

DATED and first published January 15, 2016.

Stacey Sue Hamilton
Steven Scott Seney
Co-Personal
Representatives

Stephen L. Tabor, P.C.
Attorney at Law
131 W. Main St.
P O Box 350
Sublimity, OR 97385
Attorney for Co-Personal
Representatives

1/15, 1/22, 1/29

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by LORENA PORTALES as grantor, to Fidelity National Title as trustee, in favor of New Century Mortgage Corporation as beneficiary, dated October 7, 2004, recorded October 18, 2004, in the mortgage records of Marion County, Oregon, as Document No. Reel 2390, Page 76, and assigned to Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2004-4 by assignment recorded on February 2, 2015 in the records of Marion County, Oregon, as Document No. Reel 3669 Page 389, covering the following described real property situated in said county and state, to wit:

LOT 75, WINDSOR WOODS NO2, IN THE CITY OF KEIZER, MARION COUNTY, OREGON
PROPERTY ADDRESS:
1477 TRENT AVE NE, Keizer, OR 97303

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 \$963.59 beginning February 1, 2014; monthly payments of \$1,026.65 beginning April 1, 2014; plus late charges of \$101.22; plus other fees of \$649.00; plus recoverable fees of \$1,089.50; 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: \$129,318.05 with interest thereon at the rate of 2.37500 percent per annum beginning January 1, 2014; plus escrow balance of \$2,524.94; plus corporate advances of \$634.00; plus recoverable fees of \$1,089.50; 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 February 5, 2016, 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.

1/29, 2/5, 2/12, 2/19

NOTICE OF SHERIFF'S SALE

On 1st day of March, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1247 Horizon Ridge Court, Salem, in the case of PENNYMAC LOAN SERVICES, LLC, its successors in interest and/or assigns, Plaintiff, vs. JULIAN R. LUCAS AKA JULIAN RAHMAN LUCAS, ROSA I. LUCAS AKA ROSA IIEANA LUCAS AKA ROSA IIEANA ELIAS, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

1/29, 2/5, 2/12, 2/19

NOTICE OF SHERIFF'S SALE

On 2nd day of March, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 763 Mitchell Street Northeast, Salem, in the case of WELLS FARGO BANK, N.A., its successors in interest and/or assigns, Plaintiff, vs. STANLEY THOMAS LEINONEN AKA STANLEY T. LEINONEN, KARA LEINONEN, STATE OF OREGON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

1/29, 2/5, 2/12, 2/19

NOTICE OF SHERIFF'S SALE

On 2nd day of March, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 2093 Lilac Way, Woodburn, in the case of WELLS FARGO BANK, N.A., its successors in interest and/or assigns, Plaintiff, vs. VIRGINIA G. PERKINS AS TRUSTEE OF THE VIRGINIA G. PERKINS TRUST UNDER TRUST AGREEMENT DATED SEPTEMBER 22, 1999, SENIOR ESTATES GOLF AND COUNTRY CLUB, STATE OF OREGON, UNITED STATES OF AMERICA, OCCUPANTS OF THE

PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

1/29, 2/5, 2/12, 2/19

NOTICE OF SHERIFF'S SALE

On 1st day of March, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1531 Canary Court NE, Salem, in the case of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR CERTIFICATEHOLDERS OF THE CWABS, INC., ASSETBACKED CERTIFICATES, SERIES 2007-5, Plaintiff, vs. SOPHANN D. OUM, TINA L. OUM, TD BANK USA, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO TARGET NATIONALBANK, PORTFOLIO RECOVERY ASSOCIATES, LLC, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

1/29, 2/5, 2/12, 2/19

NOTICE OF SHERIFF'S SALE

On 3rd day of March, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 6478 Sunnyside Road SE, Salem, in the case of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. MARK A. HIEBERT, AMBER D. HIEBERT, PARTIES IN POSSESSION, Defendant(s). For more information go to <http://oregonsheriffssales.org>

1/29, 2/5, 2/12, 2/19

NOTICE OF SHERIFF'S SALE

On 29th day of February, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 880 N. 8th Street, Aumsville, in the case of WELLS FARGO BANK, NA, Plaintiff, vs. DANIEL J. GILLIS, DEBRA A. GILLIS, SERVICE FINANCE CO. LLC, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 880 N 8TH ST., AUMSVILLE, OR 97325, Defendant(s). For more information go to <http://oregonsheriffssales.org>

1/29, 2/5, 2/12, 2/19

Rodney Baker; Carol Fleck; and John Poler, Defendants.

You are hereby required to appear and defend the complaint filed against you in the above entitled action within thirty (30) days from the date of first publication of this summons (stated below), and in case of your failure to do so, for want thereof, plaintiff will apply to the court for the relief demanded in the complaint. The subject of the Complaint is judicial foreclosure of a deed of trust against property commonly known as 104 E. Sorbin Avenue, Gates, Oregon, and for judgment on a promissory note. The plaintiff is requesting judgment in the amount of \$92,256.03 plus interest at the rate of 2.375% per annum from November 29, 2015, plus plaintiff's attorney fees, costs and expenses in bringing the action, and for judgment declaring that the lien of plaintiff's trust deed is superior to any interest, lien or claim of the estate of Ellen M. Mazzeo and of all of the named defendants, or any of them, in the property. NOTICE TO THE DEFENDANT: 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 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 upon the plaintiff. If you have any questions, you should see an attorney immediately. If you need help in finding an attorney, you may call the Oregon State Bar's Lawyer Referral Service at (503) 684-3763 or toll-free in Oregon at (800) 452-7636. /s/ Paul S. Cosgrove, Of Counsel, Attorney for Plaintiff, 220 NW Skyline Blvd., Portland, Oregon 97210. Phone: (503) 291-6700; Fax (503) 291-6709. Date of first publication: January 29, 2016.

1/29, 2/5, 2/12, 2/19

PUBLIC NOTICE

KEIZER FIRE DISTRICT PUBLIC NOTICE OF SOLE SOURCE PROCUREMENT

Pursuant to Oregon Revised Statutes 279B.075 and District Contracting Rule 137-047-0275, notice is hereby given that the Keizer Fire District intends to purchase from Stryker @ one Power-PRO XT gurney and two PowerLOAD systems in an amount not to exceed \$68,113.81. The purpose of this notice is to provide information to the public and invite interested persons an opportunity to submit written comment.

Written comments and protests must be delivered to the Keizer Fire District no later than 10:00 a.m. on Friday, February 5th, 2016. Written protests received after this deadline will not be considered. Submittals should be addressed to Division Chief Brian Butler, Keizer Fire District, 661 Chemawa Road NE, Keizer, OR 97303, and shall provide a detailed factual and legal basis for the comment/complaint and the relief requested. Protests will be handled pursuant to District Contracting Rule 137-047-0710 and ORS 279B.075.

DATED THIS 22nd DAY OF JANUARY 2016.

Brian Butler
Division Chief
PUBLISHED: January 29th, 2016

1/29

NOTICE OF SHERIFF'S SALE

On 29th day of February, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1170 Fabry Rd SE, Salem, in the case of V MORTGAGE REO 1, LLC, Plaintiff, vs. MICHELLE C. BAKER, LAKEWOOD PARK HOMEOWNERS' ASSOCIATION, 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 <http://oregonsheriffssales.org>

1/29, 2/5, 2/12, 2/19

SUMMONS

SUMMONS TO: UNKNOWN HEIRS, DEVISEES AND SUCCESSORS OF ELLEN M. MAZZEO (deceased), Individually and as Trustee under the Mazzeo Living Trust dated June 28, 2006 (Defendant).

In the Circuit Court of the State of Oregon, County of Marion; Case No. 15CV32093. Planet Home Lending, LLC, Plaintiff vs. Unknown Heirs, Devisees and Successors of ELLEN M. MAZZEO (deceased), Individually and as Trustee under the Mazzeo Living Trust dated June 28, 2006; Douglas Baker; State of Oregon Dept. of Revenue; State of Oregon Dept. of Human Services;