

public notices

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

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

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

Reference is made to that certain trust deed made by Alex M Taylor, as an individual, as grantor, to Fidelity National Title Company as trustee, in favor of Sunset Mortgage Co. as beneficiary, dated April 1, 2003, recorded April 2, 2003, in the mortgage records of Marion County, Oregon, as Document No. Reel 2097 Page 324, and assigned to WELLS FARGO BANK, N.A. by assignment recorded on April 2, 2003 in the records of Marion County, Oregon, as Document No. Reel 2097 Page 325, covering the following described real property situated in said county and state, to wit:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 13, IN NOB HILL ANNEX, ADDITION TO THE CITY OF SALEM, MARION COUNTY, OREGON (SEE VOLUME 2, PAGE 96, RECORD OF TOWN PLATS FOR SAID COUNTY AND STATE); THENCE WESTERLY ALONG THE SOUTH LINE OF LOTS 8 AND 7, IN SAID BLOCK 13, 76.20 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN VOLUME 423, PAGE 243, DEED RECORDS, MARION COUNTY, OREGON; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT 7, 90.00 FEET TO A POINT MARKING THE NORTHEAST CORNER OF SAID TRACT; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT 7, 1.60 FEET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF LOT 6, OF SAID BLOCK 13, 23.50 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID LOTS 7 AND 8, 36.35 FEET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT 8; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 8, 38.25 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 8, 142.00 FEET TO THE POINT OF BEGINNING

PROPERTY ADDRESS: 1025 Electric Avenue SE, 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 \$924.34 beginning February 1, 2014; monthly payments of \$945.77 beginning March 1, 2014; monthly payments

of \$941.04 beginning March 1, 2015; monthly payments of \$1,166.05 beginning April 1, 2015; plus late charges of \$144.40; plus advances of \$1,356.00; 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: \$99,975.96 with interest thereon at the rate of 5.87500 percent per annum beginning January 1, 2014; plus escrow advances of \$6,532.80; plus late charges of \$144.40; plus advances of \$1,356.00; 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 May 20, 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.

2/5, 2/12, 2/19, 2/26

NOTICE TO INTERESTED PERSONS**CIRCUIT COURT OF OREGON COUNTY OF MARION**

IN THE MATTER OF THE ESTATE OF LAWRENCE T. EPPING, AKA LARRY EPPING, DECEASED

CASE No: 15PB06360

NOTICE TO INTERESTED PERSONS

Notice: The Circuit Court of the State of Oregon, for the County of Marion, has appointed Gary J. Epping and Pioneer Trust Bank, N. A. as Co-Personal Representatives of the Estate of Lawrence T. Epping, aka Larry Epping, deceased. All persons having claims against said estate are required to present the same, with proper vouchers to the Co-Personal Representatives at Pioneer Trust Bank, N. A., Attn: Steffany S. Jastak, 109 Commercial St. NE, PO Box 2305, Salem, OR 97308, within four months from the date of first publication of this notice as stated below, or they may be barred. All persons whose rights may be affected by this proceeding may obtain additional information from the records of the court, the Co-Personal Representatives, or the Attorney for the Co-Personal Representatives.

Dated and first published February 5, 2016.

Gary J. Epping and Pioneer Trust Bank, N.A.
By: Steffany S. Jastak,
Asst. V.P. & Trust Officer,
Co-Personal
Representatives

Attorney for Co-Personal Representatives:
Robert J. Saalfeld,
OSB #743765
Saalfeld Griggs PC
PO Box 470
Salem, OR 97308
Ph: (503) 399-1070
Fax: (503) 371-2927

2/5, 2/12, 2/19

NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative of the Estate of LaVerne C. Zent, deceased, Marion County Circuit Court Case No. 16PB00283. 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: February 5, 2016.

Michelle Sutter
Personal Representative

Collier Law
Jeffrey M. Skrysak,
OSB No. 154220
Attorneys for
Personal Representative
1020 Liberty Street SE
P.O. Box 2810
Salem, OR 97308-2810
Phone: (503) 485-7224

2/5, 2/12, 2/19

NOTICE OF SHERIFF'S SALE

On 10th 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: 12741 Marion Road S.E., Turner, in the case of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. WILLIAM D. HORSEY, JACQUE L. BURTON, U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SACO I TRUST 2005-WM3, MORTGAGE-BACKED CERTIFICATES SERIES 2005-WM3, STATE OF OREGON, CARRIE A. GUENTHER, OCCUPANTS OF THE

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

2/5, 2/12, 2/19, 2/26

NOTICE OF SHERIFF'S SALE

On 8th 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: 2770 J St. , Hubbard, in the case of NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS AND DEVISEES OF SANDRA B. MAST, UNITED STATES OF AMERICA, STATE OF OREGON, MEGAN HATHAWAY BUSSCHAU, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

2/5, 2/12, 2/19, 2/26

NOTICE OF SHERIFF'S SALE

On 9th 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: 792 Ewald Ave S., Salem, in the case of GREEN TREE SERVICING LLC, Plaintiff, vs. KERRIE HARWOOD AKA KERRIE ANN HARWOOD, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

2/5, 2/12, 2/19, 2/26

NOTICE OF SHERIFF'S SALE

On 9th 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: 6967 Stayton Road SE, Turner, in the case of GREEN TREE SERVICING LLC, Plaintiff, vs. SHARON L. MATTI, PAUL R. MATTI, QUICK COLLECT, INC., OCCUPANTS OF THE PROPERTY, Defendant (s). For more information go to <http://oregonsheriffssales.org>

2/5, 2/12, 2/19, 2/26

NOTICE OF SHERIFF'S SALE

On 8th 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: 4379 Barbara Way NE, Salem, in the case of BAYVIEW LOAN SERVICING, LLC., Plaintiff, vs. GILBERT T LESLIE, DIANE L LESLIE, JPMORGAN CHASE BANK, N.A., SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK, ITS SUCCESSORS IN INTEREST AND/OR 14 ASSIGNS, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

2/5, 2/12, 2/19, 2/26

NOTICE OF SHERIFF'S SALE

On 10th 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: 1450 25th Street Northeast, Salem, in the case of ONEWEST BANK, N.A., FKA ONEWEST BANK, FSB, its successors in interest and/or assigns, Plaintiff, vs. UNKNOWN HEIRS OF BEVERLY V. BARKER, FRANK J. GOSSON, UNKNOWN HEIRS OF WILLIAM GOSSON, UNITED STATES OF AMERICA, STATE OF OREGON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

2/5, 2/12, 2/19, 2/26

NOTICE OF SHERIFF'S SALE

On 8th 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: 4550 Center Street Northeast, Salem, in the case of WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS CERTIFICATE TRUSTEE FOR NNPL TRUST

SERIES 2012-1, Plaintiff, vs. JOSHUA W. DEGERNESS, AND PERSONS OR PARTIES 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>

2/5, 2/12, 2/19, 2/26

NOTICE TO INTERESTED PERSONS**NOTICE TO INTERESTED PERSONS**

In the Circuit Court of the State of Oregon for the County of Marion Case No. 16PB00370

In the Matter of the Estate of Dorothy M. Verbeck, Deceased.

Notice is hereby given that Dorothy M. Verbeck died October 30, 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.

Holly Welch
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: February 5, 2016

Second and third publication: February 12, 2016, February 19, 2016

2/5, 2/12, 2/19

STORAGE AUCTION

NOTICE OF FORECLOSURE AND SALE (ORS 87.687)

Contents of the following unit will be sold at auction at A Storage Place of Keizer L.L.C., 5050 River Rd. N., Keizer, OR 97303 on Saturday, 2/20/2016 at 10:00 A.M. to satisfy the lien plus any additional rents and fees. Contents may include personal, household, and other items.

34 – Susan Scott
275 – Charley Caville
306 – Brenda Wilson
333 – Eunice Peter
390 – Allen Hargis
391 – Aimee Faust

2/5, 2/12

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

Reference is made to that certain trust deed made by Robert Lee Johnson and Gloria Lee Johnson, as grantor, to FIDELITY NATIONAL TITLE INSURANCE COMPANY as trustee, in favor of WELLS FARGO HOME MORTGAGE, INC. as beneficiary, dated August 12, 2003, recorded August 19, 2003, in the mortgage records of Marion County, Oregon, as Document No. 93960 REEL: 2180 PAGE: 411, covering the following described real property situated in said county and state, to wit:

LOT 11, APPLE ORCHARD, IN THE CITY OF SALEM, MARION COUNTY, OREGON. PROPERTY ADDRESS: 2121 Phippen Loop NE, Salem, OR 97305

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 \$986.32 beginning March 1, 2015; plus late charges of \$114.72; 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: \$101,206.18 with interest thereon at the rate of 6.12500 percent per annum beginning February 1, 2015; plus escrow advances of \$2,163.48; plus late charges of \$114.72; 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 May 13, 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

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Robinson Tait, P.S.
Authorized to sign on behalf of the trustee
710 Second Ave, Suite 710
Seattle, WA 98104

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2/5, 2/12, 2/19, 2/26