

public notices

NOTICE OF SHERIFF'S SALE

On 11th 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: 6960 2nd St SE, Turner, in the case of WELLS FARGO BANK, N.A., its successors in interest and/or assigns, Plaintiff, vs. RUSSELL J. LOFTUS, JERI ANN LOFTUS AKA JERI A. KUOR AKA JERI ANN HARBISON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

2/12, 2/19, 2/26, 3/4

TRUSTEE'S NOTICE OF SALE

REFERENCE is made to that certain trust deed made by **STEVEN L NOLLEY and SHARRON L NOLLEY, as tenants by the entirety, being the Grantor, and TICOR TITLE, being the Trustee, and ALAN G. HANSON**, being successor Trustee, and **MARION AND POLK SCHOOLS CREDIT UNION**, being the beneficiary under that certain trust deed dated the **9TH day of June 2011, and recorded on the 15th day of June 2011, in Book 3292, at Page 122 in the Microfilm Records of Marion County, Oregon**, covering the following described real property situated in the above-mentioned county and state, to-wit:

The South 1/2 of Lot 2, Block 7, SUPPLEMENTAL PLAT OF OLSON & REEVE KEIZER TRACTS, in the City of Keizer, County of Marion, and State of Oregon.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which foreclosure is made is grantor's failure to pay when due the following sums:

Monthly payments in the amount of **\$1,099.53** from **June 1, 2015** to present; together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns; plus real property taxes (if any), together with any penalties, delinquent interest and late charges thereon.

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:

Principal balance of **\$141,668.58** plus interest at a rate of **6.00** percent per annum from **June 1, 2015** until paid; together with property taxes, title expense, 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 at the hour of **10:00 o'clock A.M.**, in accord with the standard of time established by ORS 187.110, on **April 12, 2016**, at the following place: On the steps of the **Front Entrance of the Marion County Courthouse, 100 High St NE, Salem, Marion County, Oregon**, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest the grantor or grantor's successor in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the trust deed and the expenses of the sale, including the compensations of the trustee as provided by law, and the reasonable fees of trustee's attorneys.

Notice is further given that any person named in ORS 86.753 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 then 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 the 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's and attorney's fees not exceeding the amounts provided by ORS 86.753.

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.

DATED this the 30th day of November 2015.

Alan G. Hanson;
Successor Trustee

2/19, 2/26, 3/4, 3/11

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION

Case No. 16PB00505
NOTICE TO INTERESTED PERSONS In the Matter of the Estate of ROY ELMER DEPUY, Deceased.

NOTICE IS HEREBY GIVEN that Sandra Grigorioff 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, Sandra Grigorioff, 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,

Dated this 9th day of February, 2016.

Date of first publication: February 19, 2016.

Kathryn M. Belcher,
OSB #992200
Attorney for Personal Representative

Personal Representative

Sandra Grigorioff
P.O. Box 17546
Salem, OR 97305
(503) 362-4134

Attorney for Personal Representative

Kathryn M. Belcher,
OSB #992200
P.O. Box 12806
Salem, OR 97309
Tel: (503) 371-9636
Fax: (503) 371-2879
E-mail:

kathy@mcginty-belcher.com

2/19, 2/26, 3/4

SUMMONS BY PUBLICATION

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION

Case No.: 15CV32206
SUMMONS BY PUBLICATION

REVERSE MORTGAGE FUNDING LLC

Plaintiff,

vs.

THE UNKNOWN HEIRS AND DEVISEES OF JOAN KATHRYN MCCOOL; UNITED STATES OF AMERICA; STATE OF OREGON; MICHAEL MCCOOL; OCCUPANTS OF THE PROPERTY,

Defendants.

To: The Unknown Heirs and Devisees of Joan Kathryn McCool

You are hereby required to appear and defend the Complaint filed against you in the above entitled cause within thirty (30) days from the date of service of this summons upon you, 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.

NOTICE TO 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" (or "reply") must be given to the court clerk or administrator within 30 days of the date of first publication specified herein 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 on the plaintiff.

If you have 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.

The relief sought in the Complaint is the foreclosure of the property located at 1065 Garnet Street NE, Salem, OR 97301.

Date of First Publication: February 19, 2016.

McCarthy & Holthus, LLP
s/ Amber Labrecque
Amber Labrecque,
OSB# 094593
920 SW 3rd Ave, 1st Floor
Portland, OR 97204
Phone: (855) 809-3977
Fax: (971) 201-3202
E-mail:
alabrecque@mccarthymc.com
Of Attorneys for Plaintiff

2/19, 2/26, 3/4, 3/11

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION PROBATE DEPARTMENT

Case No. 16PB00664
NOTICE TO INTERESTED PERSONS

IN THE MATTER OF THE ESTATE OF JEROME V. BRUNSMAN, Deceased.

NOTICE IS HEREBY GIVEN that LEANNE L. PACE has been appointed Personal Representative of the above-captioned Estate. All persons having claims against the Estate are required to present them to the undersigned Personal Representative at the address shown below within four months after the date of first publication of this Notice. All persons whose rights may be affected by the probate proceeding may obtain additional information from the court records, the Personal Representative or the attorney for the Personal Representative.

DATED AND FIRST PUBLISHED this 19th day of February, 2016.

Ryan E. Gibb, OSB #972693

PERSONAL REPRESENTATIVE

Leanne L. Pace
4676 Commercial St SE #12
Salem, OR 97302
(503) 897-3512

ATTORNEY

Ryan E. Gibb, OSB #972693
DOUGLAS, CONROYD, GIBB & PACHECO, P.C.
528 Cottage Street NE, Suite 200
PO Box 469
Salem, OR 97308-0469
Telephone: (503) 364-7000
Facsimile: (503) 585-0699
Email: ryan@dcm-law.com

2/19, 2/26, 3/4

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION Probate Department

Case No. 15PB06346

NOTICE TO INTERESTED PERSONS In the Matter of the Estate of LARRY R. BRUCE, Decedent.

Notice is hereby given that Bernard F. Riesterer has been appointed personal representative. All persons having claims against the estate are required to present them, with proper vouchers attached, to the personal representative or his attorney, DONALD M. KELLEY, at law offices of KELLEY & KELLEY, 110 North Second Street, Silverton, OR 97381, 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.

Dated and first published on February 19, 2016.

Bernard F. Riesterer
Personal Representative

2/19, 2/26, 3/4

NOTICE

NOTICE OF DEFAULT AND ELECTION TO SELL REAL PROPERTY BY TRUSTEE

1. Grantor: Pedro Ramirez Gonzales
Trustee: Terry DeSylvia, Esq., 1200 SW Main Str., Portland, Oregon 97205
Beneficiary: Stratton Associates LLC Qualified Retirement Plan

2. Property Description: 1068 N2nd Street, Woodburn, Oregon, legal description attached as Exhibit 'A'.

3. Trust Deed Recording: September 13, 2013, Marion County, Oregon, Reel 3543, Page 323, Instrument No: 2013 00042040 (the 'Trust Deed');

Appointment of Successor Trustee Recording: November 20, 2015, Marion County, Oregon, Reel 3761, Page 263
Instrument No: 2015 00049633

4. Default: The Trust Deed and the obligations secured by the Trust Deed are in default for: (a) failure to pay when due, principal and interest payments, late fees and attorney fees; and (b) failure to remove liens or encumbrances against the Property.

5. Balance Due Secured by Trust Deed: (1) The sum of \$106,352.44; (2) Interest from November 1, 2015, until paid at the rate of 18% per annum, on all amounts due; (3) Trustee fees, attorney fees, foreclosure costs, sums required for protection of the property and additional sums secured by the Trust Deed; and (4) Less amounts paid or credited prior to the sale.

6. Sale of Property: Because of the default, the Beneficiary and the Trustee have elected to foreclose the Trust Deed by advertisement and sale pursuant to ORS Chapter 86.

7. Sale Date, Time, Place: The sale will be held at the hour of 10:30 a.m., on April 5, 2016, at the following place: front steps of the Marion County Courthouse at 100 High Street NE, Salem, Oregon.

8. Right to Cure: Any person named in ORS 86.753 has the right, at any time prior to five (5) days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by doing all of the following: (1) Paying the Beneficiary the entire amount due; (2) Curing any other default complained of herein that is capable of being cured by tendering the performance required under the Note or Trust Deed; and (3) Paying all costs and expenses actually incurred in enforcing the Note and Trust Deed, together with Trustee and attorney fees.

TENANT NOTICE

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for April 5, 2016. The date of this sale may be postponed. Unless the lender that is foreclosing on this property is paid before the sale date, the foreclosure will go through and someone new will own this property. After the sale, the new owner is required to provide you with contact information and notice that the sale took place.

The following information applies to you only if you are a bona tenant occupying and renting this property as a residential dwelling under a legitimate rental agreement. The information does not apply to you if you own this property or if you are not a bona fide residential tenant.

If the foreclosure sale goes through, the new owner will have the right to require you to move out. Before the new owner can require you to move, the new owner must provide you with written notice that specifies the date by which you must move out. If you do not leave before the move-out-date, the new owner can have the sheriff remove you from the property after a court hearing. You will receive notice of the court hearing.

IF YOU ARE A BONA FIDE TENANT OCCUPYING AND RENTING THIS PROPERTY AS A RESIDENTIAL DWELLING, YOU HAVE THE

RIGHT TO CONTINUE LIVING IN THIS PROPERTY AFTER THE FORECLOSURE SALE FORTH! REMAINDER OF YOUR FIXED TERM LEASE, IF YOU HAVE A FIXED TERM LEASE; OR AT LEAST 90 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE.

If the new owner wants to move in and use this property as a primary residence, the new owner can give you written notice and require you to move out after 90 days, even though you have a fixed term lease with more than 90 days left.

You must be provided with at least 90 days written notice after the foreclosure sale before you can be required to move.

A bona fide tenant is a residential tenant, who is not the borrower (property owner), or a child, spouse or parent of the borrower, and whose rental agreement:

Is the result of an arms-length transaction; Requires the payment of rent that is not substantially less than fair market rent for the property, unless the rent is reduced or subsidized due to a federal, state or local subsidy; and was entered into prior to the date of the foreclosure sale.

FORECLOSURE SALE: RENT

YOU SHOULD CONTINUE TO PAY RENT TO YOUR LANDLORD UNTIL THE PROPERTY IS SOLD OR UNTIL A COURT TELLS YOU OTHERWISE. IF YOU DO NOT PAY RENT, YOU CAN BE EVICTED. BE SURE TO KEEP PROOF OF ANY PAYMENTS YOU MAKE.

You may apply your security deposit and any rent you paid in advance against the current rent you owe your landlord as provided in ORS 90.367 (Application of security deposit or prepaid rent after notice of foreclosure). To do this, you must notify your landlord in writing that you want to subtract the amount of your security deposit or prepaid rent from your rent payment. You may do this only for the rent you owe your current landlord. If you do this, you must do so before the foreclosure sale. The business or individual who buys this property at the foreclosure sale is not responsible to you for any deposit or prepaid rent you paid to your landlord.

The new owner that buys this property at the foreclosure sale may be willing to allow you to stay as a tenant instead of requiring you to move out after 90 days or at the end of your fixed term lease. After the sale, you should receive a written notice informing you that the sale took place and giving you the new owners name and contact information. You should contact the new owner if you would like to stay. If the new owner accepts rent from you, signs a new residential rental agreement with you or does not notify you in writing within 30 days after the date of the foreclosure sale that you must move out, the new owner becomes your new landlord and must maintain the property. Otherwise: you do not owe rent; the new owner is not your landlord and is not responsible for maintaining the property on your behalf; and you must move out by the date the new owner specifies in a notice to you.

The new owner may offer to pay your moving expenses and any other costs or amounts you and the new owner agree on in exchange for your agreement to leave the premises in less than 90 days or before your fixed term lease expires. You should speak with a lawyer to fully understand your rights before making any decisions regarding your tenancy.

IT IS UNLAWFUL FOR ANY PERSON TO TRY TO FORCE YOU TO LEAVE YOUR DWELLING UNIT WITHOUT FIRST GIVING YOU WRITTEN NOTICE AND GOING TO COURT TO EVICT YOU. FOR MORE INFORMATION ABOUT YOUR RIGHTS, YOU SHOULD CONSULT A LAWYER. If you believe you need legal assistance, contact the Oregon State Bar and ask for the lawyer referral service. Contact Information for the Oregon State Bar is included with this notice. If you do not have enough money to pay a lawyer and are otherwise eligible, you may be able to receive legal assistance for free. Information about whom to contact for free legal assistance is as follows:

Contact Information - Oregon State Bar: 16037 SW Upper Boones

Ferry Road, Tigard, OR 97224 (503) 684-3763, or toll-free In Oregon at (800) 452-7636 or you may visit its website at: <http://www.osbar.org>

Contact Information - Marion County Legal Aid:

1655 State Street, Salem, OR 97301

(503) 581-5265, or toll-free at (800) 359-1845 Or you may visit its website at: <http://www.lasoregon.org>

DATED: November 16, 2015

Terry DeSylvia, Trustee

Brownstein, Rask, et al.
1200 SW Main Street
Portland, OR 97025-2040
(503) 412-6713

EXHIBIT "A"

Real property in the county of Marion, State of Oregon, described as follows:

That parcel of land situate in THOMAS'S ADDITION, Woodburn, Oregon, which is more particularly described as follows:

The Northerly one-half of Lot 21 and the Southerly one-half of Lot 22, Block 1, THOMAS'S ADDITION, Woodburn, Southwest quarter, Southeast quarter, Section 7, Township 5 South, Range 1 West of the Willamette Meridian, Marion County, Oregon, as recorded in Book 2, Page 40, Marion County Book of Town Plats.

SAVE AND EXCEPT THEREFROM that portion conveyed to Paul Smith and Frances P. Smith, husband and wife, by Deed recorded August 7, 1979 in Reel 179, Page 248 and in Reel 179, Page 250, Film Records for Marion County, Oregon, as follows: Beginning at an iron rod which marks the most Southerly corner of Lot 22, Block 1, THOMAS'S ADDITION to Woodburn, Oregon, In Section 7, Township 5 South, Range 1 West of the Willamette Meridian in Marion County, Oregon; thence North 48° 45' West along the Southwesterly line of said Lot 15.30 feet to a point; thence North 41° 15' East parallel with the Southeasterly line of said Lot 22.60 feet to a point; thence South 48° 45' East parallel with the Northeasterly line of said Lot 15.30 feet to an iron rod on the Southeasterly line of said Lot; thence South 41° 15' West along the Southeasterly line of said Lot 22.60 feet to the point of beginning.

2/19, 2/26, 3/4, 3/11

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION

No. 16PB00507 - Probate
In the Matter of the Estate of Daniel A. Zwicker, Deceased

Notice is hereby given that by Order of the Circuit Court of the State of Oregon for Marion County, Probate No. 16PB00507, Diane D. Taylor has been appointed Personal Representative of the ESTATE OF DANIEL A. ZWICKER, deceased.

All persons having claims against said estate are required to present such claims, with proper vouchers, to the undersigned Personal Representative, c/o Sarah K. Rinehart, Attorney at Law, 117 Commercial Street NE, Suite 300, Salem, Oregon 97301, within four (4) months after the date of first publication of this notice, or the claims may be barred.

All persons whose rights may be affected by these proceedings may obtain additional information from the Personal Representative, the attorney for the Personal Representative, or from the records of the court.

Dated and first published February 19, 2016.

Diane D. Taylor
Personal Representative

Sarah K. Rinehart,
Attorney at Law
OSB# 821142
117 Commercial Street NE,
Suite 300
Salem, Oregon 97301
Attorney for Personal Representative

2/19, 2/26, 3/4

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