

public notices

NOTICE OF SHERIFF'S SALE

On 16th day of August, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 225 Elma Ave NE, Salem, in the case of WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITSINDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR VM TRUST SERIES 1, A DELAWARE STATUTORY TRUST, Plaintiff, vs.ERIC SCOTT THOMPSON, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., CORESTAR FINANCIAL GROUP, LLC, OREGON CREDIT AND COLLECTION BUREAU, INC., SERI MICHELLE THOMPSON, STATE OF OREGON, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/15, 7/22, 7/29, 8/5

NOTICE OF SHERIFF'S SALE

On 16th day of August, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4092 Sylvia St SE, Salem, in the case of U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, Plaintiff, vs. ROSALINDA LORENZANA, TARGET NATIONAL BANK, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/15, 7/22, 7/29, 8/5

NOTICE TO INTERESTED PERSONS

NOTICE TO INTERESTED PERSONS

In the Circuit Court of the State of Oregon for the County of Marion Case No. 16PB04234
In the Matter of the Estate of Barbara E. Ridgeway, Deceased.
Notice is hereby given that Barbara E. Ridgeway died

June 5, 2016, 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.
Jo Ellen Jarvis
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: July 15, 2016
Second and third publication: July 22, 2016, July 29, 2016

7/15, 7/22, 7/29

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by KENT E. JENSEN as grantor, to First American Title as trustee, in favor of New Century Mortgage Corporation as beneficiary, dated July 18, 2006, recorded July 25, 2006, in the mortgage records of Marion County, Oregon, as Document No. Reel 2681 Page 177, and assigned to Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC4 Asset-Backed Pass-Through Certificates on March 25, 2015 in the records of Marion County, Oregon, as Document No. Reel 3683 Page 129, covering the following described real property situated in said county and state, to wit:

LOT 32, BLOCK 38, WOODBURN SENIOR ESTATES NO. 4, IN MARION COUNTY, OREGON.
PROPERTY ADDRESS: 1750 THOMPSON ROAD, Woodburn, OR 97071
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 in the total amount of \$29,780.60 beginning January 1, 2014; plus escrow advances in the total amount of \$49.74; plus other fees and costs in the amount of \$1,228.00; 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: \$117,799.56 with interest thereon at the rate of 5.12500 percent per annum beginning December 1, 2013; plus escrow advances in the total amount of \$7,179.73; plus other fees and costs in the amount of \$1,228.00; 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 16, 2016, at the hour of 11:00 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.
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.

7/15, 7/22, 7/29, 8/5

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by VARVARA E. KONEV, A SINGLE PERSON as grantor, to FIDELITY NATIONAL TITLE INS CO as trustee, in favor of WELLS FARGO BANK, N.A. as beneficiary, dated July 9, 2004, recorded July 12, 2004, in the mortgage records of Marion County, Oregon, as Document No. Reel 2345, Page 97, covering the following described real property situated in said county and state, to wit:
BEGINNING AT A POINT ON THE NORTH LINE OF LOT 4, BLOCK 3, OAK HILL TRACTS, MARION COUNTY, OREGON, TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, MARION COUNTY, OREGON, WHICH POINT IS SOUTH 89°13' WEST, 34.55 FEET FROM THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 0°47' EAST, 160.0 FEET; THENCE SOUTH 89°13' WEST TO THE EAST RIGHT OF WAY LINE OF THE 12TH

STREET CUTOFF HIGHWAY; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID HIGHWAY TO THE NORTH LINE OF THE ABOVE MENTIONED LOT 4; THENCE NORTH 89°13' EAST, 192.62 FEET TO THE PLACE OF BEGINNING. SAVE AND EXCEPT THAT PORTION OF SAID TRACT LYING IN LOT 5, MURRAY FIELD SUBDIVISION, MORE PARTICULARLY DESCRIBED AS BEING THAT PORTION BEGINNING ON THE NORTH LINE OF SAID TRACT THENCE RUNNING WESTERLY TO A POINT 120 FEET FROM THE NORTHEAST CORNER OF SAID TRACT; THENCE RUNNING SOUTH 05°21'30" WEST, 160.70 FEET, MORE OR LESS, THENCE EAST 135 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; AND THENCE NORTH 160 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 4144 12TH ST CUTOFF 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 in the total amount of \$42,865.67 beginning September 1, 2013 through June 1, 2016; plus accrued late charges in the amount of \$197.36; 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: \$197,877.03 with interest thereon at the rate of 3.75000 percent per annum beginning August 1, 2013; plus escrow advances of \$10,159.38; plus a recoverable balance of \$3726.00; plus accumulated late charges in the amount of \$197.36; 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 October 10, 2016, at the hour of 11:00 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.
710 Second Ave, Suite 710
Seattle, WA 98104

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7/15, 7/22, 7/29, 8/5

NOTICE TO INTERESTED PERSONS

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

Case No.: 16PB03390
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of: KAYDEN MICHAEL BEAUMONT, Deceased.
NOTICE IS HEREBY GIVEN that Nathan Parker has been appointed personal representative of the estate of Nathan Parker. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned personal representative at:
David L. Carlson, P.C.
PO Box 13066
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, David L. Carlson, P.C., PO Box 13066, Salem, Oregon 97309.
Dated and first published: July 15, 2016.

7/15, 7/22, 7/29

NOTICE OF SHERIFF'S SALE

On 16th day of August, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 396 Khartoum St SE, Salem, in the case of 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 AMORTIZING RESIDENTIAL COLLATERAL TRUST MORTGAGE P A S S T H R O U G H CERTIFICATES, SERIES 2004-1, Plaintiff, vs. RONALD CAMPUZANO, MARY CAMPUZANO, INGE M. POLING, STATE OF OREGON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

7/15, 7/22, 7/29, 8/5

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By Charles Preston

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