

public notices

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by DUSTIN R. SIMPSON as grantor, to FIDELITY NATIONAL TITLE INS CO as trustee, in favor of WELLS FARGO BANK, N.A. as beneficiary, dated October 29, 2010, recorded November 3, 2010, in the mortgage records of Marion County, Oregon, as Document No. Reel: 3230 Page: 195, covering the following described real property situated in said county and state, to wit:

LOT 52, BLOCK 9, HAYESVILLE ESTATES NO. 3, IN MARION COUNTY OREGON.

PROPERTY ADDRESS: 4923 Hayesville Place 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 in the total amount of \$8,635.44 beginning July 1, 2015 through May 25, 2016; plus accrued late charges in the amount of \$365.30; 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: \$121,451.98 with interest thereon at the rate of 4.62500 percent per annum beginning June 1, 2015; plus escrow advances of \$1,830.80; plus accumulated late charges in the amount of \$365.30; 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

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.

7/22, 7/29, 8/5, 8/12

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION
In the Matter of the Estate of Phillip H. Goulet, Deceased.
No. 16PB04506 - Probate
NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of the estate of the above named decedent. All persons having claims against the estate are required to present such claims within four months after the date of first publication of this notice, to Barbara Jo Smith, PO Box 1048, Salem, OR 97308, or the claims may be barred.

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

Dated and first published July 22, 2016.

Jamie Zaffino
Personal Representative

Barbara Jo Smith, OSB #950175
Heltzel Williams PC
P. O. Box 1048
Salem, Oregon 97308-1048
Attorneys for Personal Representative

7/22, 7/29, 8/5

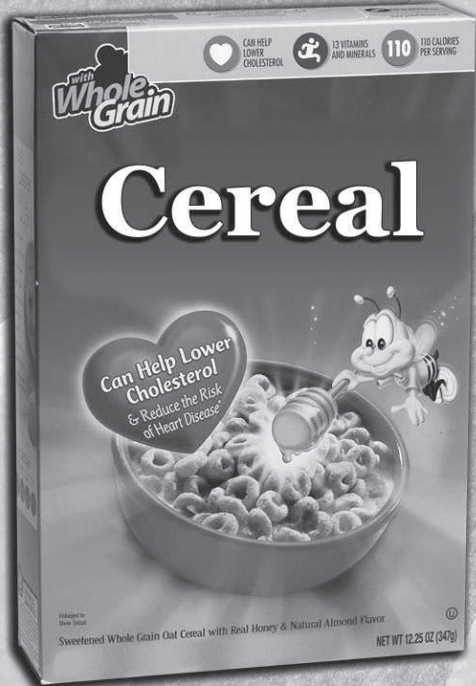
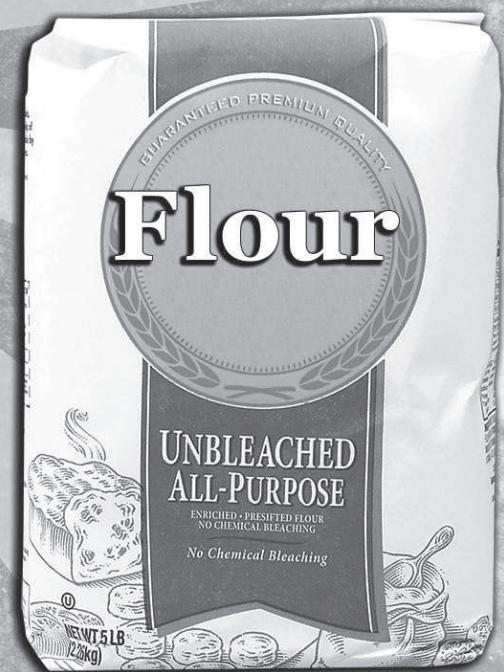
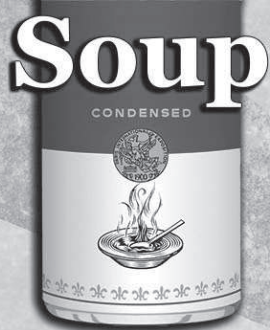
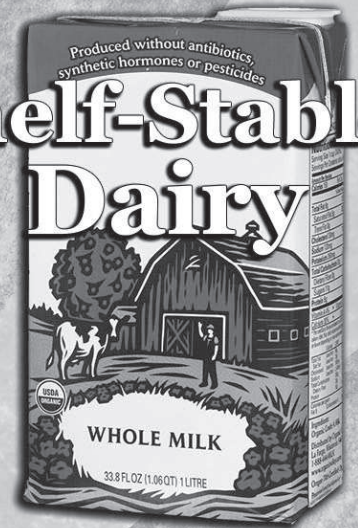
NOTICE TO INTERESTED PERSONS

Notice to Interested Persons
In the Circuit Court of the State of Oregon for the County of Marion, Case No 16PB02732. In the Matter of the Estate of Juan Carlos Velazquez, deceased. Decedent Juan Carlos Velazquez. Personal Representative is Filiverto Velazquez. Present claims to Filiverto Velazquez, c/o Adam Reed, 339 Washington St. SE, Salem, OR 97302. All persons having claims against the estate must present them within four months after the date of first publication of the notice or they may be barred. Date of first publication: July 22, 2016. All persons whose rights may be affected by the proceeding may obtain additional information from the records of the court, the personal representative, or the attorney for the personal representative (Adam Reed, phone# 503-399-2667).

7/22, 7/29, 8/5

10 Most Wanted

Shelf-Stable Dairy



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www.marionpolkfoodshare.org