

# public notices

## TRUSTEE'S NOTICE OF SALE

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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

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Morse Scott, is the Grantor, Josselson & Potter, is the Trustee, located at 9400 SW Beaverton-Hillsdale Highway, Suite 131-A, Beaverton, Oregon 97005, on that Deed of Trust dated July 12,

2006, recorded on July 17, 2006, as Reel: 2677 Page: 310, to U.S. Bank NA, as Indenture Trustee on Behalf of and with Respect to Ajax Mortgage Loan Trust 2016-A, Mortgage-Backed Notes, Series 2016-A, Successor Beneficiary, located at 9400 SW Beaverton-Hillsdale Hwy, Ste. 131, Beaverton, Oregon 97005, covering the real property described as follows:

Lot 1, Sunstone Subdivision Phase 1, in the City of Salem, Marion County, Oregon.

Also known as: 5796 Sunstone Street SE, Salem, Oregon 97306

Appointment of Successor Trustee, in which the Beneficiary named as Trustee, Josselson & Potter, was recorded in an Appointment of Successor Trustee on February 12, 2016, as Reel: 3782 Page: 438, in the Official Records, Marion County, Oregon.

The undersigned, Josselson & Potter, certifies that the assignment of the trust deed to the Successor Beneficiary has been executed but is not yet 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: \$9,000.63 principal payments and \$8,494.19 interest payments; \$736.64 accrued and unpaid late charges; and \$30.00 unpaid charges as of May 1, 2016. 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: \$272,477.19 principal balance, with interest thereon at the rate of 2.000% per year from October 1, 2014 until paid; \$8,628.45 interest payments (October 1, 2014 to May 1, 2016); \$736.64 accrued and unpaid late charges; \$5,324.57 advances; and \$853.00 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 Successor 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 Wednesday, September 28, 2016.

Except as shown of record, neither the Successor 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.

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

DATED: May 23, 2016

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

Under the Fair Debt Collection Practices Act, this is an attempt to collect a debt and any information obtained will be used for that purpose. However, in the event you have been discharged pursuant to or are under the protection of federal bankruptcy law, this letter is not an attempt to collect the debt against you personally, but is notice of a possible enforcement of the lien against the collateral property.

7/29, 8/5, 8/12, 8/19

## 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: 11813 Summit Loop SE, Turner, in the case of CP-SRMOF II 2012-A TRUST, BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN IT'S INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE, Plaintiff, vs. TIA G. MENZEL, DONALD E. MOSER, 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://oregonsheriffsales.org>

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 Probate Department

Case No. 16PB04703  
NOTICE TO INTERESTED PERSONS In the Matter of the Estate of HENRY NEIL COX, Deceased.

NOTICE IS HEREBY GIVEN that Patricia Joyce Cox 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, Patricia Joyce Cox, 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 21st day of July, 2016.

Date of first publication: July 29, 2016.

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

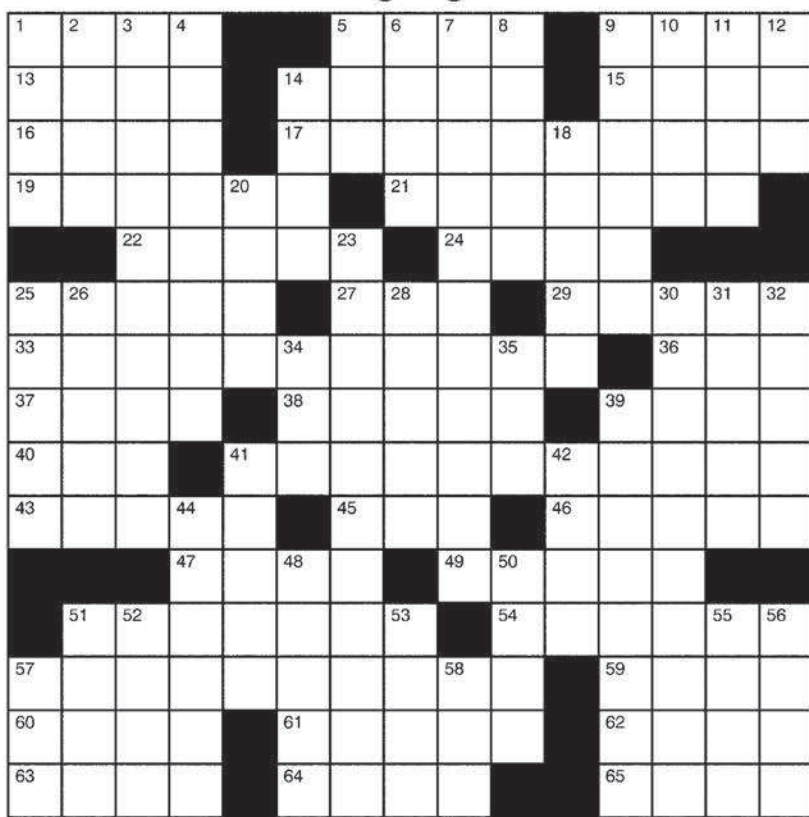
**Personal Representative**  
Patricia Joyce Cox  
2410 Lancaster Drive SE #961  
Salem, OR 97317  
(503) 362-3679

**Attorney for Personal Representative**  
Kathryn M. Belcher, OSB #992200  
McGinty & Belcher, Attorneys, P.C.  
P.O. Box 12806  
Salem, OR 97309  
Tel: (503)371-9636  
Fax: (503)371-2879  
E-mail: [kathy@mcginty-belcher.com](mailto:kathy@mcginty-belcher.com)

7/29, 8/5, 8/12

## crossword

### Getting Together



CREATORS NEWS SERVICE

By Charles Preston

#### ACROSS

- 1 Universe: comb. form
- 5 Food fish
- 9 Cumberbund
- 13 Off
- 14 Bower
- 15 Neighborhood
- 16 Social asset
- 17 Navy boats
- 19 Carroll O'Connor role
- 21 Greek letter
- 22 Ex-Senator Fong
- 24 -mutton sleeve
- 25 Elbow room
- 27 Cuckoo
- 29 Gaffe
- 33 Toadyish
- 36 Finial
- 37 Seed covering
- 38 French painter
- 39 Edacious
- 40 Retreat
- 41 Vatican
- 43 Spanish month
- 45 O'Neill play
- 46 Tree lined walk
- 47 Writer Bombeck
- 49 Malice

#### DOWN

- 1 Prefix with puit
- 2 Man-\_\_\_
- 3 Low calorie sweetener
- 4 Imaginary
- 5 Actress Joanne
- 6 French cleric
- 7 Makes puzzling
- 8 Wipe out
- 9 Tar
- 10 Famed cartoonist
- 11 Made out
- 12 Takes over
- 14 On the deep
- 18 Orion's left foot
- 20 Angers
- 23 Become fact
- 25 Sleuth Sam
- 26 Abbr.

#### ACROSS

- 28 Actor \_\_\_ Bruce
- 30 Name-calling
- 31 Voice a view
- 32 Arete
- 34 Court words
- 35 Enzyme
- 39 At \_\_\_ : without fail
- 41 Give up
- 42 Reposed
- 44 Gathered
- 48 Greek island
- 50 Window unit
- 51 Dread
- 52 Glowing review
- 53 Cap or collar
- 55 Where the Ili flows
- 56 Peerage member
- 57 Bird's beak
- 58 To boot

10 Most Wanted

Shelf-Stable Dairy

Soup

Pasta

Tuna

Vegetables

Fruit

Peanut Butter

Tomato

Cereal

Flour

Over 16,000 children a month eat from emergency food boxes in Marion & Polk counties.

You can help!

1660 Salem Industrial Dr. NE, Salem, OR 97301 (503) 581-3855  
[www.marionpolkfoodshare.org](http://www.marionpolkfoodshare.org)

Marion & Polk FOOD SHARE