

# public notices

## NOTICE TO INTERESTED PERSONS

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 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

## NOTICE OF SHERIFF'S SALE

On 15th 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: 1937 Warner St NE, Salem, in the case of HOMESTREET BANK, a Washington state chartered savings bank, Plaintiff, vs. JEREMY G. ALLEN, an individual, JENNIFER E. ALLEN, an individual, ALL OCCUPANTS OF THE REAL PROPERTY LOCATED AT 1937 WARNER STREET NE, SALEM, OREGON, OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION, A NONPROFIT PUBLIC BENEFIT CORPORATION, CAPITAL ONE BANK, N.A., Defendant(s). For more information go to <http://oregonsheriffssales.org>

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 NICHOLAS BILD AND LATISHA BILD, HUSBAND AND WIFE as grantor, to FIDELITY NATIONAL TITLE INS CO as trustee, in favor of WELLS FARGO BANK, N.A. as beneficiary, dated June 30, 2010, recorded July 6, 2010, in the mortgage records of Marion County, Oregon, as Document No. REEL: 3192 PAGE: 473, covering the following described real property situated in said county and state, to wit:

LOT 22, WILTSEY ESTATES, PHASE 2, IN THE CITY OF SALEM, COUNTY OF MARION AND STATE OF OREGON

PROPERTY ADDRESS: 1151 WILTSEY ROAD SE, Salem, OR 97306-9688

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 \$10,264.10 beginning October 1, 2015 through June 8, 2016; plus accrued late charges in the amount of \$97.53; 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: \$133,678.69 with interest thereon at the rate of 5.00000 percent per annum beginning September 1, 2015; plus advances of \$3,573.29; plus accumulated late charges in the amount of \$97.53; 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 24, 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.  
 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.

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

## NOTICE TO INTERESTED PERSONS

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NOTICE IS HEREBY GIVEN that DAWN C. FRANK has been appointed Personal Representative of the ESTATE OF NYRIA WITHERS, deceased, by the Circuit Court for the State of Oregon for Marion County under Case No. 16PB04580. All persons having claims against the estate are required to present them, with vouchers attached, to the said Personal Representative at Stayton Law, 582 E Washington St, PO Box 248, Stayton, OR 97383, 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 July 29, 2016.

Personal Representative:  
 Dawn Frank  
 PO Box 79  
 Mill City, OR 97360

Attorney for Personal Representative:  
 Jennifer L. Niegel,  
 OSB#990890  
 Stayton Law  
 582 E Washington St

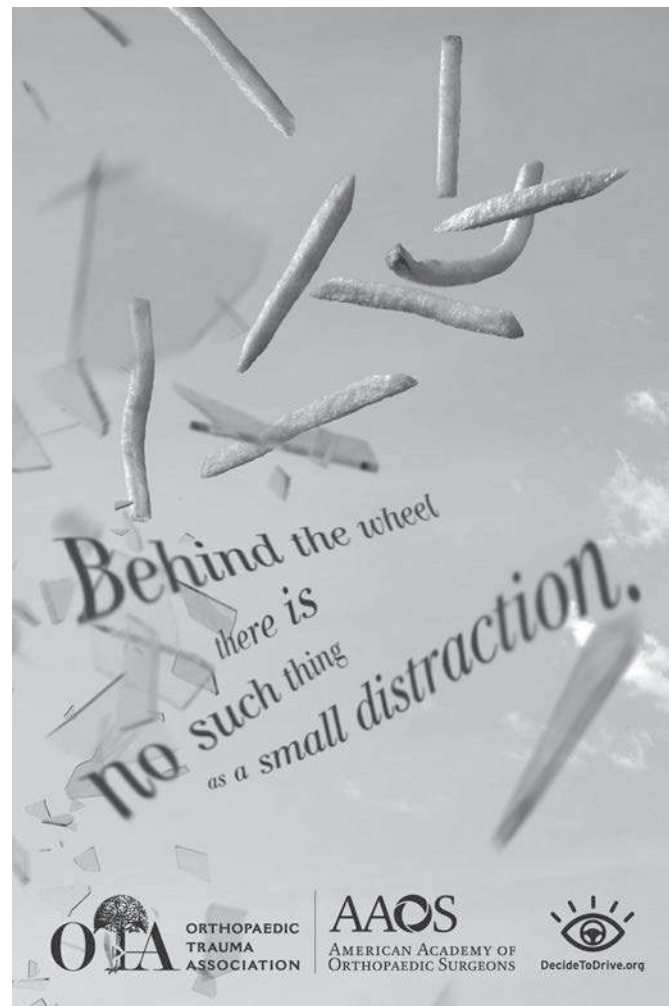
PO Box 248  
 Stayton, Oregon 97383

7/29, 8/5, 8/12

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