

# public notices

## SUCCESSOR TRUSTEE'S NOTICE

### SUCCESSOR TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by Ryan P. Robb and Danielle M. Robb, as Grantors, to AmeriTitle, an Oregon Corporation, as Trustee, in favor of Billy P. Jacobsen, Trustee of the Jacobsen Living Trust, as Beneficiary, dated May 26, 2015, and recorded on May 29, 2015 in Reel 3703, Page 0233, Deed Records of Marion County, Oregon, covering that real property popularly known as 3380 River Road S., Salem, Oregon 97306, and legally described as follows:

*All that certain parcel of land situated in the County of Marion and State of Oregon being known and designated as follows:*

*Beginning at an iron pipe which is 524.2 feet North and 130.0 feet North 81°05' West from the Southeast corner of Lot 5, of Homestead Acres, in the City of Salem, Marion County, State of Oregon. (Plat Volume 9, Page 147); thence North to the Southerly boundary of a County Road; thence following along the Southerly boundary of said County Road Westerly to an iron pipe, as per Record Survey, Book 8, page 61, Record of Town Plats for said County and State; thence South 0°09' West 59.06 feet to an iron pipe, as per Deed recorded in Marion County Deed Records, Book 347, Page 390; thence South 81°05' East 356.41 feet to the point of beginning (Plat Volume 9, page 147)*

Both the Beneficiary and the Successor Trustee have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and a Notice of Default and Election to Sell has been recorded pursuant to ORS 86.752; the default for which the foreclosure is made is Grantors' failure to pay when due the following sums:

a) Interest-only monthly payments in the minimum amount of \$937.50 each beginning July 1, 2015, with the balance due and payable in full on or before June 1, 2017.

No payments have been made for the months of January through September, 2016, for an amount due for past due payments in the amount of \$ 8,437.50

c) Late payment fees (\$40.00 for each month payment not made or not made timely) in the amount of \$360.00

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:

a) Principal amount owing \$150,000.00

b) Past due interest-only payments (9 months) \$8,437.50

c) Late payment fees (\$40 / 9 months) \$360.00

d) Property taxes \$4,157.00

e) Attorney's fees \$1,000.00

f) Recording fees \$148.00

g) Foreclosure Guarantee \$575.00

f) Publishing of Successor Trustee's Notice of Sale \$1,000.00

WHEREFORE, NOTICE IS HEREBY GIVEN, that the undersigned Successor Trustee will on January 23, 2017, at the hour of 10:00 o'clock a.m., in accord with the standard of time, as established by ORS 187.110, on the front steps on the West side of the Marion County Courthouse, 100 High Street, Salem, Marion, County, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described property which the Grantors had or had power to convey at the time of the execution by Grantors of the said Trust Deed, together with any interest which the Grantors or Grantors' successors in interest acquired after the execution of said Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including the reasonable charge by the Successor Trustee. 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 then due (other than such portion of the principal as would not

then been 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 said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred, and enforcing the obligation and Trust Deed, together with Successor Trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.778.

Without limiting the Successor 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 Successor Trustee's sale.

In construing this notice, the masculine gender includes the feminine and the neuter, 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 such trust deed, and the words "Trustee" and "Beneficiary", include their respective successors in interest.

Dated this 23rd day of September, 2016.

Michael J. Martinis,  
OSB #772688  
Successor Trustee  
STATE OF OREGON,  
County of Marion) ss.

I, Michael J. Martinis, certify that I am the attorney or one of the attorneys for the Beneficiary and the Successor Trustee of the aforesaid Deed of Trust, and that the foregoing is a complete and exact copy of the original Successor Trustee's Notice of Sale.

Michael J. Martinis,  
OSB #772688  
STATE OF OREGON,  
County of Marion) ss.

9/23, 9/30, 10/7, 10/14

## TRUSTEE'S NOTICE OF SALE

### TRUSTEE'S NOTICE OF SALE (Matured Loan)

Reference is made to that certain trust deed made by Erika L. Renoud, David M. Renoud, Arlene L. Brenden, Bradley M. Brenden, Renee A. Almquist and Curtis A. Almquist as the grantor, Wells Fargo Financial National Bank as the trustee, and Wells Fargo Bank, National Association, as the beneficiary under that certain Deed of Trust dated November 13, 2003, recorded on December 12, 2003, as Reel 2249 Page 386 in the records of Marion County, Oregon, covering the following described real property situated in the above-mentioned county and state, to wit:

Lot 3, BROWN'S ADDITION "B", in the City of Silverton, Marion County, Oregon  
Property Address:  
301 S. James Street,  
Silverton, OR 97381

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums as of July 5, 2016, 2016:

CURRENT BALANCE:  
\$67,206.44  
INTEREST:  
\$2,544.61  
LEGAL EXPENSES/COSTS:  
Accruing

Interest continues to accrue at the stated rate of 4.74% per annum or \$8.85 per day.

WHEREFORE, notice is hereby given that the undersigned trustee will on **December 2, 2016, at the hour of 1:00 p.m.**, in accord with the standard of time established by ORS 187.110, at the front of the main entrance of the **Marion County Courthouse, 100 High Street, NE, Salem, Oregon 97301, 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 has or had power to convey at the time of the

execution by grantor of the trust deed together with any interest which the grantor's 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 a reasonable charge by the trustee. 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 by payment of the entire amount then due and 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 86.753.

**If you filed bankruptcy,** this notice is not an attempt to collect a debt, but instead allows the creditor to enforce its lien. If you were an obligor on this account prior to the filing of a bankruptcy and Wells Fargo has received an order granting relief from the automatic stay or you have received a discharge or surrendered the property in full satisfaction of the debt, Wells Fargo is exercising its rights under the security agreement as allowed by law. Wells Fargo is not attempting to collect or recover the debt as your personal liability. By providing you this notice, Wells Fargo is complying with federal and statutory notice requirements. If the amount requested is not received by the stated date, Wells Fargo may exercise its right to enforce its lien.

### NOTICE TO TENANTS:

If you are a tenant of this property, foreclosure could affect your rental agreement. A purchaser who buys this property at a foreclosure sale has the right to require you to move out after giving you notice of the requirement.

If you do not have a fixed-term lease, the purchaser may require you to move out after giving you a 30-day notice on or after the date of the sale.

If you have a fixed-term lease, you may be entitled to receive after the date of the sale a 60-day notice of the purchaser's requirement that you move out.

To be entitled to either a 30-day or 60-day notice, you must give the trustee of the property written evidence of your rental agreement at least 30 days before the date first set for the sale. If you have a fixed-term lease, you must give the trustee a copy of the rental agreement. If you do not have a fixed-term lease and cannot provide a copy of the rental agreement, you may give the trustee other written evidence of the existence of the rental agreement. The date that is 30 days before the date of the sale is November 2, 2016. The name of the trustee and the trustee's mailing address are listed on this notice.

Federal law may grant you additional rights, including a right to a longer notice period. Consult a lawyer for more information about your rights under federal law.

You may have the right to apply your security deposit and any rent you prepaid toward your current obligation under your rental agreement. If you want to do so, you must notify your landlord in writing and in advance that you intend to do so.

If you believe you need legal assistance with this matter, you may contact the Oregon State Bar and ask for the lawyer referral service at 800-452-7636. If you have a low income and meet federal poverty guidelines, you may be eligible for free legal assistance.

NOTICE UNDER THE FAIR DEBT COLLECTION PRACTICES ACT 15 U.S.C. §1692

1) The amount of the debt is stated in the Trustee's Notice of Sale.

2) The beneficiary as named in the Trustee's Notice of Sale is the original creditor to whom the debt was owed; if the debt has been assigned, the Trustee's Notice of Sale will name the current holder of the beneficial interest.

3) The debt described herein will be assumed to be valid by the Trustee unless the debtor, within thirty (30) days after the receipt of this notice, disputes the validity of the debt or some portion thereof.

4) If the debtor notifies the Trustee in writing within thirty (30) days of the receipt of this notice that the debt or any portion thereof is disputed,

the Trustee will provide a verification of the debt, and a copy of the verification will be mailed to the debtor by the Trustee.

5) If the creditor named as beneficiary in the Trustee's Notice of Sale is not the original creditor, and if the debtor makes a written request to the Trustee within thirty (30) days from the receipt of this notice, the name and address of the original creditor will be mailed to the debtor by the trustee.

6) Written request should be addressed to James P. Laurick, at Kilmer, Voorhees & Laurick, P.C., 732 NW 19th Avenue, Portland, Oregon 97209.

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: July 12, 2016.  
James P. Laurick, Trustee

State of Oregon, County of Multnomah) ss.

On this 12th day of July, 2016, before me, a Notary Public in and for said County and State, personally appeared James P. Laurick, personally known to me to be the person whose name subscribed to the within instrument and acknowledged that he executed the same.

SUBSCRIBED AND SWORN to before me this 12th day of July, 2016, by James P. Laurick.

LEANNE TAKAE  
L'HOMMEDIEU  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 05/07/2019

State of Oregon, County of Multnomah) ss.

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

James P. Laurick  
Attorney for Trustee

9/23, 9/30, 10/7, 10/14

## NOTICE OF SHERIFF'S SALE

On 21st day of October, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4779 Mall Court NE, Salem, in the case of KEY BANK NATIONAL ASSOCIATION, Plaintiff, vs. THERESA S. SMITH-MONETTE, MICHAEL T. MONETTE, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., BANK OF AMERICAN, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, EQUABLE ASCENT FINANCIAL, LLC, STATE OF OREGON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

9/23, 9/30, 10/7, 10/14

## NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION  
Case No. 16PB04893  
NOTICE TO INTERESTED PERSONS  
In the Matter of the Estate of VIRGINIA MAE HINSON, Deceased.

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned personal representative at PO Box 3704, Salem, Oregon 97302 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 lawyers for the personal representative, Curtis C. Caldwell.

Dated and first published on September 23, 2016.  
/s/ Curtis C. Caldwell  
Curtis C. Caldwell,  
OSB 113470

Of Attorneys for Personal Representatives

PERSONAL REPRESENTATIVE:  
Marianne Bertolini  
60 Marlyn St  
Bridgeton NJ 08302

LAWYER FOR PERSONAL REPRESENTATIVE:  
Curtis C. Caldwell  
OSB 113470

9/23, 9/30, 10/7

## NOTICE OF SHERIFF'S SALE

On 26th day of October, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1197 Duffield Heights Avenue SE, Salem, in the case of RESIDENTIAL CREDIT OPPORTUNITIES TRUST, its successors in interest and/or assigns, Plaintiff, vs. CHRISTINE ANN HASKELL, a.k.a CHRISTINE ANN KAISER, a.k.a. CHRISTINE BALLARD, and OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

9/23, 9/30, 10/7, 10/14

## NOTICE OF PUBLIC HEARING

### CITY OF KEIZER NOTICE OF PUBLIC HEARING

### INTENTION TO ASSESS FOR PRIVATE STREET LIGHTING IMPROVEMENTS KEIZER STATION CENTER AREA C STREET LIGHTING DISTRICT

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Keizer, Oregon declares its purpose and intention to assess certain property benefited by improvement of a street lighting district with the installation of twenty (20) 134 Watt LED luminaries on 35' heavy duty gray direct burial fiberglass pole with 6' aluminum mast arm to serve **Keizer Station Center Area C Street Lighting District**.

A public hearing to consider any objections or written remonstrances with regard to this street lighting district will be held before the Keizer City Council on **Monday, October 3, 2016 at 7:00 p.m.** at Keizer Civic Center, 930 Chemawa Road N.E., Keizer, Oregon.

1. **Description of Property to be Assessed.** The properties benefited by such lighting district improvements will be all of the lots, parts of lots, and parcels of land more particularly described in the City Engineer's Report referenced in Resolution R-2016-2715 adopted by the City Council on September 6, 2016. The parcels of land within the proposed lighting district include those properties identified on the assessors map 063W36CA - lots 200 through 3200, assessors map 063W36CA - lots 3300 through 3700, and assessors map 063W36CB - lots 100 through 9200 all within Marion County, Oregon.

2. **Total amount of Project Cost.** The estimated amount of the proposed assessment to each property is an initial annual amount of **\$278.23 per acre** for the first year, with estimated annual assessments thereafter of **\$169.63 per acre**. (The initial assessment includes the costs of the engineer's report, administrative cost, equipment purchase, and installation. These assessments may fluctuate according to the utility company's rate structure and the electrical consumption within the district.

3. **Modification of Proposal.** The amount of assessment proposed on the described property could be modified as a result of testimony at the hearing so interested persons should attend the hearing in order to have an opportunity to testify on any proposed changes.

4. **Written Objections.** Written objections may be filed against the proposed district in the office of the City Recorder not later than the scheduled time for the Council hearing of objections to the proposed district. Written objections must be **received on or before October 3, 2016 at 5:00 p.m.** and addressed to Tracy L. Davis, MMC, Keizer City Recorder, 930 Chemawa Road NE, Keizer, Oregon 97307 if delivered by mail.

5. **Grounds for Objections.**

Any written objections submitted must state the grounds for the objection.

6. **Date, Time and Place of Hearing.** The public hearing to consider any objections will take place on **Monday, October 3, 2016 at 7:00 p.m.** at Keizer Civic Center, 930 Chemawa Road N.E., Keizer, Oregon.

7. **Assessment Due and Payable.** If the assessment is passed as it is now written, such assessment will appear on your property tax statement and must be paid when your property taxes are paid. Said assessment will become a lien on your property unless fully paid each year when due.

8. **Contact Information.** For further information or questions regarding the assessment, contact Tracy L. Davis, MMC, City Recorder, at 503-856-3412. Any inquiries should refer to Keizer Station Center Area C Street Lighting District.

DATED at Keizer, Oregon, this 13th day of September, 2016.

Tracy L. Davis, MMC  
City Recorder

9/23

## NOTICE OF PUBLIC HEARING

### CITY OF KEIZER NOTICE OF PUBLIC HEARING

### PUBLIC HEARING HERITAGE TREE DESIGNATION 301 Dennis Lane North, Keizer, Oregon

**NOTICE IS HEREBY GIVEN** that the City of Keizer has received a nomination for designation of a heritage tree located at **301 Dennis Lane North, Keizer, Oregon. The City Council of the City of Keizer will hold a public hearing to consider this request for designation at their meeting on Monday, October 3, 2016 at 7:00 p.m. The hearing shall be held in the Robert L. Simon Council Chambers, Keizer Civic Center, 930 Chemawa Road NE, Keizer, Oregon.**

**Anyone wishing to make comment on this matter may provide testimony at the hearing or submit written response to the City Recorder, to be received no later than 5:00 p.m. on October 3, 2016. Responses may be delivered to Keizer Civic Center, 930 Chemawa Road NE, Keizer, Oregon 97307.**

The location of the hearing is accessible to the disabled. **Please contact the City Recorder at 390-3700 at least 48 hours prior to the hearing if you will need any special accommodations to attend or participate in the hearing.**

**If you have any questions, please contact Bill Lawyer, Public Works Director for the City of Keizer at (503) 390-3700.**

**Dated this 20th day of September, 2016.**

Tracy L. Davis, MMC  
City Recorder

9/23

## NOTICE OF SHERIFF'S SALE

On 21st day of October, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 732 W Central Street, Gates, in the case of NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY, A LIMITED LIABILITY COMPANY, Plaintiff, vs. ROY FLANARY, SOLELY IN HIS CAPACITY AS PERSONAL REPRESENTATIVE TO THE ESTATE OF GERALD D FLANARY, A DECEASED INDIVIDUAL, ALL UNKNOWN HEIRS AND DEVISEES OF MAY A FLANARY, A DECEASED INDIVIDUAL, JULIAN CASTRO, SOLELY IN HIS CAPACITY AS SECRETARY FOR UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, DOES 1 THROUGH 10, INCLUSIVE, AND ROES 1 THROUGH 10, INCLUSIVE, Defendant(s). For more information go to <http://oregonsheriffssales.org>

9/23, 9/30, 10/7, 10/14