

public notices

NOTICE TO CLAIMANTS

Circuit Court of Oregon
County Of Marion
Case No. 16PB06405

In The Matter Of
Marta Zimmerman
Living Trust
dated April 17, 2008

NOTICE TO CLAIMANTS

NOTICE IS HEREBY GIVEN that Pioneer Trust Bank, N.A. is the Trustee of the Marta Zimmerman Living Trust dated April 17, 2008, and any amendments thereto. All persons having claims against the trust estate are required to present them, with vouchers attached, to Pioneer Trust Bank, N. A., Trustee, Attn: Steve Spencer, CTFA and Trust Officer, 109 Commercial Street NE, PO Box 2305, Salem, Oregon, 97308, within four months after the date of first publication of this notice, or the claims may be barred.

The name of the Settlor of the trust is Marta Zimmerman, who died August 18, 2016.

All persons whose rights may be affected by the proceedings may obtain additional information from the records of the court, the Trustee, or the attorney for the Trustee, Robert J. Saalfeld of Saalfeld Griggs PC.

Dated and first published September 30, 2016.

Pioneer Trust Bank, N. A., Trustee of the Marta Zimmerman Living Trust dated April 17, 2008, and any amendments thereto

Attorney For-Trustee:

Robert J. Saalfeld,
OSB #743765
Saalfeld Griggs PC
PO Box 470
Salem, OR 97308
Ph: (503) 399-1070
Fax (503) 371-2927
Email: rsaalfeld@sglaw.com

9/30, 10/7, 10/14

NOTICE TO INTERESTED PERSONS

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

Case No. 16PB05765

NOTICE TO
INTERESTED PERSONS
In The Matter of the Estate
of

**DUDLEY LEE RUSSELL,
Deceased.**

NOTICE IS HEREBY GIVEN that Jeannette L. Russell 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, Jeannette L. Russell, c/o Michael J. Rose, 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.

Date of first publication: September 30, 2016.

Dated this 21st day of September, 2016.

Michael J. Rose,
OSB #144194

Attorney for Personal
Representative

Personal Representative

Jeannette L. Russell
3396 Fir Tree Drive SE
Salem, OR 97317
(503) 999-6939

Attorney for Personal Representative

Michael J. Rose,
OSB #144194
P.O. Box 12806
Salem, OR 97309
(503) 371-9636
fax: (503) 371-2879
e-mail:

mike@mcginty-belcher.com

9/30, 10/7, 10/14

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by HEATHER R LEAKS, A MARRIED PERSON AND LORENZO LEAKS, A MARRIED PERSON as grantor, to FIDELITY NATIONAL TITLE INS CO as trustee, in favor of WELLS FARGO BANK, N.A. as beneficiary, dated December 11, 2009, recorded January 22, 2010, in the mortgage records of Marion County, Oregon, as Document No. Reel 3144 Page 77, and assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST on May 3, 2016 in the records of Marion County, Oregon, as Document No. Reel 3813 Page 236, covering the following described real property situated in said county and state, to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF MARION, STATE OF OREGON, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT 2, BLOCK 32, HIGHLAND AVENUE ADDITION, SALEM, MARION COUNTY, OREGON.

BEING THE SAME PROPERTY AS DESCRIBED IN DEED REEL 2932, PAGE 449, DATED 03/19/2008 AND RECORDED 03/21/2008 IN MARION COUNTY RECORDS.

PROPERTY ADDRESS: 2665 Laurel Ave NE, Salem, OR 97303

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 \$24,326.09 beginning April 1, 2014; plus accrued late charges in the total amount of \$244.93; plus other fees and costs in the amount of \$2,713.99; 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: \$106,513.31 with interest thereon at the rate of 5.50000 percent per annum beginning March 1, 2014; plus escrow advances in the total amount of \$5,227.58; plus accrued late charges in the total amount of \$244.93; plus other fees and costs in the amount of \$2,607.00; 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 January 30, 2017, 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.
901 Fifth Avenue, Suite 400
Seattle, WA 98164

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.

9/30, 10/7, 10/14, 10/21

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: 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



talk
they hear you

Before the big sleepover. A perfect moment to talk about alcohol.

Alarming numbers of pre-teens are drinking alcohol—which makes it urgent to find every opportunity to talk to your kids about the dangers of underage drinking. For tips on how—and when—to begin the conversation, visit:

www.underagedrinking.samhsa.gov

