

public notices

NOTICE TO INTERESTED PERSONS

NOTICE TO INTERESTED PERSONS

Aaron J. Frichtl has been appointed Personal Representative of the ESTATE OF SHARON A. FRICHTL, deceased, by the Circuit Court of the State of Oregon for Marion County under Probate No. 17PB07430.

All persons having claims against the estate are required to present them to said Personal Representative at 131 W. Main St., P O Box 350, Sublimity, OR 97385, within four months after date of first publication of this notice or they may be barred.

Your rights may be affected by this proceeding and additional information may be obtained from the records of the Court, the Personal Representative or the attorneys for the Personal Representative.

DATED and first published October 20, 2017.

Aaron J. Frichtl
Personal Representative

Stephen L. Tabor, P.C.
Attorney at Law
131 W. Main Street
P O Box 350
Sublimity, OR 97385
Attorney for
Personal Representative

10/20, 10/27, 11/3

NOTICE OF SEIZURE

PUBLIC NOTICE OF SEIZURE FOR FORFEITURE CITY OF KEIZER, OREGON

A. INVENTORY OF SEIZED PROPERTY: \$3,785.00 cash currency.

B. PERSON FROM WHOM THE PROPERTY WAS SEIZED: The money was seized for civil forfeiture by the Keizer Police Department from Clayton Lee Smith.

C. NAME, ADDRESS AND TELEPHONE NUMBER OF SEIZING AGENCY: The Keizer Police Department is located at 930 Chemawa Road NE, Keizer, Oregon. The telephone number is 503-390-3713.

The above property is subject to forfeiture (transfer of ownership to the City of Keizer without compensation) for alleged violation of ORS Ch. 475 which involved this property.

NOTICE TO INTERESTED PARTIES - READ THIS NOTICE CAREFULLY!

You must file your interest in the seized property or you will automatically lose any interest you may have. To register your claim you must file with the Keizer City Attorney a legal paper called a "Claim". The "Claim" must be given to the Keizer City Attorney within 21 days of the last publication of this notice. The "Claim" must include (A) your true name, (B) your current and future mailing address, (C) your interest in the property. **The "Claim" must be timely filed in proper form and signed by you under oath subject to penalty of perjury. ORS 162.065. The deadline for filing your Claim is 21 days after the last publication date. You may wish to consult an attorney before filing your claim.**

WHERE TO FILE YOUR CLAIM AND OBTAIN MORE INFORMATION:

Keizer City Attorney
930 Chemawa Road NE
PO Box 21000
Keizer, OR 97307
503-390-3700

10/20, 10/27, 11/3, 11/10

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Louis E. Jepsen and Beverly A. Jepsen, husband and wife, as grantor, to Fidelity National Title Ins. Co. as trustee, in favor of Wells Fargo Bank, N.A. as beneficiary, dated October 31, 2006, recorded November 15, 2006 in the mortgage records of Marion County, Oregon, as Document No. Reel 2734, Page 277, and re-recorded December 2, 2015, in the mortgage records of Marion County, Oregon, as Document No. 2015-00050832, Reel 3763, Page 462, covering the following described real property situated in said county and state, to wit:

LOT 8, ALMON ADDITION, IN THE CITY OF SALEM, COUNTY OF MARION AND STATE OF OREGON.

TOGETHER WITH THAT PORTION OF THE VACATED

6' WALKWAY WHICH WOULD INURE TO THE HEREIN DESCRIBED PREMISE BY ORDINANCE NO. 34-96, RECORDED APRIL 1, 1996, IN REEL 1300, PAGE 424, RECORDS FOR MARION COUNTY, OREGON.

PROPERTY ADDRESS: 3187 MARCIA DR NE, SALEM, OR 97301

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 totaling \$7,656.52 beginning January 1, 2017 to October 6, 2017; plus other fees and costs in the amount of \$81.69; 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: \$72,884.90 with interest thereon at the rate of 6.5000 percent per annum beginning December 1, 2016 to October 6, 2017; less a suspense balance of \$367.96; plus other fees and costs in the amount of \$137.69; 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 31, 2018, at the hour of 09:00 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 methamphetamine, 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.

10/13, 10/20, 10/27, 11/3

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Dennis C. Hitzemann and Lennez M. Hitzemann, as tenants by the entirety, as grantor, to Ticor Title as trustee, in favor of Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for HomeStreet Bank, its successors and assigns as beneficiary, dated July 1, 2014, recorded July 2, 2014, in the mortgage records of Marion County, Oregon, as Document No. 2014-00022379, Reel 3617, Page 385, and assigned to HomeStreet Bank by assignment recorded on August 21, 2017 in the records of Marion County, Oregon, as Document No. 2017-00043360, Reel 3983, Page 293, covering the following described real property situated in said county and state, to wit:

Beginning at a point in the centerline of County Road No. 746, which point is 50.16 feet North 53°30' East and 161.70 feet North 00°12' West from the Southeast corner of the James Rickey Donation Land Claim Township 7 South, Range 2 West of the Willamette Meridian, Marion County, Oregon, said point of beginning also being the Southeast corner of that certain tract of land conveyed to Harold N. and Dorothy B. Nelson by deed recorded in Volume 497, Page 241, Marion County, Deed Records; and running thence South 89°48' West along the South line of said Nelson tract and extended 675.90 feet to an iron pipe; thence South 62°22' West 338.54 feet to an iron pipe; thence South 00°12' East 289.95 feet to an iron pipe in the aforesaid South line of Nelson tract; thence South 62°22' West along said South line, 346.00 feet to an iron rod at the Southeast corner of that certain tract of land conveyed to Roland and Elizabeth Clark by deed recorded in Volume 694, Page 384, Marion County Deed Records; thence North 17°58' West along the East line of said Clark Tract, 492.05 feet to an iron rod at the Northeast corner thereof; thence North 53°30' East along a North line of the aforesaid Nelson Tract, 1407.78 feet to a point; thence North 00°12' West along a West line of said Nelson tract, 200.57 feet to a point; thence North 89°48' East 299.53 feet to a point in the centerline of the aforesaid County Road; thence South 00°12' East along said centerline, 226.92 feet to the Northeast corner of that certain tract of land conveyed to James H. and Janet L. Ritte by deed recorded in Volume 595, Page 333, Marion County Deed Records; thence South 89°48' West along the North line of said Ritte Tract, 290.40 feet to the Northwest corner thereof; thence South 00°12' East along the West line of said tract and extended 300.00 feet to a point in the North line of that certain tract of land conveyed to Daniel A. and Pearl E. Leach by deed recorded in Volume 694, Page 627, Marion County Deed Records; thence South 89°48' West along the North line of said Leach tract 145.20 feet to the Northwest corner thereof; thence South 00°12' East along the West line of said tract, 100.00 feet to the Southwest corner thereof, said corner being in the North line of that certain tract of land conveyed to Dennis L. and Judith Williams by deed recorded in Volume 615, Page 710, Marion County, Deed Records; thence South 89°48' West along the North line of said Williams tract, 61.40 feet to the Northwest corner thereof; thence South 00°12' East along the West line of said Williams tract, 220.00 feet to the Southwest corner thereof; thence 89° East along the South line of said Williams Tract, 497.00 feet to the Southeast corner thereof; thence South 00°12' East 50.00 feet to the point of beginning.

PROPERTY ADDRESS: 6135 KIGER WAY SE, Salem, OR 97317

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 totaling \$9,428.96 beginning February 1, 2017 to September 29, 2017; plus advances of \$427.50; plus other fees and costs in the amount of \$242.96; 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: \$126,250.40 with interest thereon at the rate of 4.12500 percent per annum beginning January 1, 2017 to September 29, 2017; plus advances of \$9,223.49; plus other fees and costs in the amount of \$758.56; 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

Beginning at a point which is 50.16 feet North 53°30' East and 211.70 feet North 00°12' West and 497.00

feet South 89°48' West and 10.00 feet North 00°12' West from the Southeast corner of the James Rickey Donation Land Claim in Township 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, said point beginning being in the West line of that certain tract of land conveyed to Dennis L. Williams and Judith Williams by deed recorded in Volume 615, Page 710, Marion County Deed Records; and running thence North 00°12' West along the West line of said Williams Tract, 147.58 feet to a point; thence South 89°49' West 147.58 feet to a point; thence South 00°12' East 147.58 feet to a point; thence North 89°48' East 147.58 feet to the point of beginning.

Also Save and except the following:

Beginning at a point in the centerline of County Road No. 746, which point is 839.20 feet South 00°12' East from the Northwest corner of the Nicolas Schrum Donation Land Claim in Township 7 South, Range 2 West of the Willamette Meridian, Marion County, Oregon, said point beginning being the Northeast corner of that certain tract of land conveyed to James H. and Janet L. Ritte by deed recorded in Volume 595, Page 333, Marion County, Deed Records; and running thence South 89°48' West along the North line of said Ritte Tract, 290.40 feet to the Northwest corner thereof; thence North 19° West 27.88 feet to the Southwest corner of Parcel No. 1 of that certain Tract of land conveyed to Harold W. and Dorothy E. Nelson y deed Recorded in Volume 497, Page 241, Marion County, Deed Tract, 200.57 feet to a point; thence North 89°48' East 299.53 feet to a point in the aforesaid centerline of the County Road; thence South 00°12' East along said centerline 226.92 feet to the point of beginning.

Also Save and except the follows:

Beginning at an iron rod which is 50.16 feet North 53°39' East and 161.70 feet North 00°12' West and 675.90 feet South 89°48' West and 774.30 feet South 62°22' West from the Southeast corner of the James Rickey Donation Land Claim in Township 7 South, Range 2 West of the Willamette Meridian, Marion County, Oregon; and running thence South 17°58' East 261.04 feet to an iron rod in the Southerly line of that certain tract of land conveyed to Harold W. Nelson and Dorothy E. Nelson by deed Recorded in Volume 497, Page 291, Marion County Deed Records; thence North 62°22' East along said Southerly line of Nelson tract 346.00 feet to an iron rod; thence North 00°12' West 289.95 feet to an iron rod; thence South 62°22' West 435.76 feet to the point of beginning.

PROPERTY ADDRESS: 6135 KIGER WAY SE, Salem, OR 97317

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 totaling \$9,428.96 beginning February 1, 2017 to September 29, 2017; plus advances of \$427.50; plus other fees and costs in the amount of \$242.96; 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: \$126,250.40 with interest thereon at the rate of 4.12500 percent per annum beginning January 1, 2017 to September 29, 2017; plus advances of \$9,223.49; plus other fees and costs in the amount of \$758.56; 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 31, 2018, at the hour of 09:00 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 methamphetamine, 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.

10/13, 10/20, 10/27, 11/3

TRUSTEE'S NOTICE OF SALE

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Reference is made to that certain trust deed made by Kristine Sue Berg, a single person, as grantor, to FIDELITY NATIONAL TITLE INS CO as trustee, in favor of WELLS FARGO BANK, N.A. as beneficiary, dated July 14, 2011, recorded July 20, 2011, in the mortgage records of Marion County, Oregon, as Document No. Reel: 3301 Page: 488, covering the following described real property situated in said county and state, to wit:

UNIT 4, BUILDING 1, BROOKSIDE TOWNE HOMES CONDOMINIUMS, IN THE CITY OF SALEM, COUNTY OF MARION AND STATE OF OREGON.

PROPERTY ADDRESS: 4001 12TH ST CUT OFF SE APT 4 A/K/A 4001 12th Street Cut Off SE, Salem, OR 97302

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 totaling \$25,445.36 beginning July 1, 2015 to October 20, 2017; plus advances of \$6,674.80; plus other fees and costs; 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: \$119,748.83 with interest thereon at the rate of 4.87500 percent per annum beginning June 1, 2015 to October 20, 2017; plus advances of \$4,743.02; plus a recoverable balance of \$6,674.80; plus other fees and costs in the amount of \$191.48; 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 February 14, 2018, at the hour of 09:00 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.

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10/20, 10/27, 11/3, 11/10

STORAGE AUCTION

**Self-Storage Public Sale
Hyacinth Street Storage
2415 Hyacinth St SE
Salem, OR 97301
Saturday November 18, 2017
@ 12:30 PM**

#7 Isaac Vance

Sale Subject To Cancellation
Hyacinth Street Storage
reserves the Right to refuse
any and all bids

11/3, 11/10