

## public notices

## TRUSTEE'S NOTICE OF SALE

S&amp;S 18-124416

## TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Julie Rea, whose address is 1885 Kent Avenue, Stayton, OR 97383 as grantor to First American Title Insurance Company, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Stearns Lending, Inc., its successors and assigns, as named Beneficiary, dated January 11, 2010, recorded January 12, 2010, in the mortgage records of Marion County, Oregon, in Book 3140, at Page 158; Bank of America, N.A. is the present Beneficiary as defined by ORS 86.705(2), as covering the following described real property: as covering the following described real property: Described in the Deed of Trust as: Lot 1, Block 3, Northslope No. 2, County of Marion and State of Oregon. (Plat Volume 30, Page 24) And more accurately described as: Lot 1, Block 3, Northslope Addition No. 2, County of Marion and State of Oregon. (Plat Volume 30, Page 24). **COMMONLY KNOWN AS:** 1885 Kent Avenue, Stayton, OR 97383. Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said 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: Monthly payments in the sum of \$1,215.24, from August 1, 2018 and monthly payments in the sum of \$1,206.68, from December 1, 2018, plus the sum of \$134.38 for advances, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns. By reason of said default the beneficiary has declared all sums owing on the obligation that the trust deed secures immediately due and payable, said sum being the following, to-wit: \$161,350.39, together with accrued interest in the sum of \$4,123.44 through February 19, 2019, together with interest thereon at the rate of 4% per annum from February 20, 2019, plus the sum of \$1,532.04 for advances, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns. WHEREFORE, notice hereby is given that the undersigned trustee will on July 17, 2019, at the hour of 9:00 AM PT, in accord with the standard time established by ORS 187.110, at the main entrance of the Marion County Courthouse, located at 100 High Street, N.E., in the City of Salem, OR, County of Marion, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor has or had power to convey at the time of the execution of said trust deed, together with any interest which the grantor or his 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 a reasonable charge by the trustee. Notice is further given to any person named in ORS 86.778 that the right exists, 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 paying 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 obligations 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 in enforcing the obligation and trust deed, together with trustee's fees and attorney's fees not exceeding the amounts provided by said ORS 86.778. Notice is further given that reinstatement or payoff quotes requested pursuant to ORS 86.786 and ORS 86.789 must be timely communicated in a written request that complies with

that statute, addressed to the trustee's "Reinstatement/Payoffs - ORS 86.786" either by personal delivery or by first class, certified mail, return receipt requested, to the trustee's address shown below. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, [www.shapiroattorneys.com/wa](http://www.shapiroattorneys.com/wa). 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 said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Also, please be advised that pursuant to the terms stated on the Deed of Trust and Note, the beneficiary is allowed to conduct property inspections while property is in default. This shall serve as notice that the beneficiary shall be conducting property inspections on the said referenced property. 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. The Fair Debt Collection Practice Act requires that we state the following: This is an attempt to collect a debt, and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings: This shall not be construed to be an attempt to collect the outstanding indebtedness or hold you personally liable for the debt. Dated: 02-27-2019 SHAPIRO & SUTHERLAND, LLC, Successor Trustee 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683 [www.shapiroattorneys.com/wa](http://www.shapiroattorneys.com/wa), Telephone: (360)260-2253, Toll-free: 1-800-970-5647, S&S 18-124416

4/19, 4/26, 5/3, 5/10

## NOTICE TO INTERESTED PERSONS

## NOTICE TO INTERESTED PERSONS

In the Circuit Court of the State of Oregon for the County of Marion Case No. 19PB03068

**In the Matter of the Estate of Steven E. Wagner, Deceased.**

Notice is hereby given that Steven E. Wagner died February 1, 2019, and that by order of the above entitled Court, the undersigned has been appointed Personal Representative.

All persons having claims against the Estate are required to present them to the Personal Representative at 693 Chemeketa Street NE, Post Office Box 2247, Salem, Oregon 97308-2247, within four months after the date of first publication of this notice or said claims may be barred.

All persons whose rights may be affected by this proceeding are advised that additional information may be obtained from the records of the Court, the Personal Representative, or the attorneys for the Personal Representative.

Christine M. Schultz  
Personal Representative

Sherman, Sherman, Johnnie & Hoyt, LLP  
Attorneys for Personal Representative  
693 Chemeketa Street  
Post Office Box 2247  
Salem, Oregon 97308-2247

Date of first publication: May 3, 2019

Second and third publication: May 10, 2019, May 17, 2019

5/3, 5/10, 5/17

## NOTICE OF SHERIFF'S SALE

On 4th day of June, 2019, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR,

I will sell the following real property: 235 Riviera Drive NE, Salem, in the case of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, Plaintiff, vs. LAURA L. HAMMACK, FRANKLIN R. HAMMACK, STATE OF OREGON, USAA FEDERAL SAVINGS BANK, STACY HAMMACK, SERENITY LANE, UNITED STATES OF AMERICA, OREGON BUREAU OF LABOR AND INDUSTRIES AS ASSIGNEE OF ANDREW PAUL DUNKIN, BANK OF AMERICA, N.A., MIDLAND FUNDING LLC, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

5/3, 5/10, 5/17, 5/24

## TRUSTEE'S NOTICE OF SALE

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Deed of Trust made by CYNTHIA SMOCK, as Grantor, to the Rural Housing Service or its successor agency, as the Trustee, in favor of the United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture, as Beneficiary, dated December 30, 2005, recorded December 30, 2005, as Reel 2588, Page 74, Records of Marion County Oregon, covering the following described real property situated in Marion County, OR, to-wit:

**Lot 1, Block 1, DEL MAR ADDITION NO. 1, in the City of Aumsville, County of Marion and State of Oregon. Commonly referred to as 410 Olney Street, Aumsville OR 97325.**

Alan N. Stewart of Merrill O'Sullivan, LLP, 805 SW Industrial Way, Suite 5, Bend OR 97702, was appointed Successor Trustee by the Beneficiary on November 19, 2018.

Both the Beneficiary and Trustee have elected to sell the said real property to satisfy the obligations secured by said Deed of Trust and a Notice of Default has been recorded pursuant to Oregon Revised Statutes 86.752(3); the default for which the foreclosure is made is Grantor's failure to pay when due the following sums:

**As of November 29, 2018, pursuant to a Promissory Note dated December 30, 2005, the total amount of \$73,992.84, plus late charges in the amount of \$703.20 and fees due in the amount of \$11,982.69, for a total delinquency of \$86,678.73.**

By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the Deed of Trust immediately due and payable, those sums being the following, to-wit:

**As of November 29, 2018, unpaid principal in the amount of \$157,529.85, accrued interest in the amount of \$48,065.92, subsidy recapture in the amount of \$12,123.00, assessed fees in the amount of \$12,830.89, and interest on fees in the amount of \$1,755.07, for a total amount of \$232,304.73, plus interest continuing to accrue at the rate of \$23.1979 per day, including daily interest on fees at the rate of \$1.8895, until paid, plus any unpaid property taxes, attorney's fees, foreclosure costs, and sums advanced by the beneficiary pursuant to the terms of said Deed of Trust.**

WHEREFORE, notice is hereby given that the undersigned Trustee will on August 14, 2019, at the hour of 11:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at the following place: on the front steps of the Marion County Courthouse, located at 100 High Street NE, 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 said described real property which the Grantor has or had power to convey at the time of the execution by Grantor of the said Deed of Trust, together with any interest which the obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the Trustee. Notice is further given that any person named in ORS 86.778 has the right, at

any time prior to five (5) days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Deed of Trust reinstated by payment to the Beneficiary of the entire amount then due (other than such portion of the principal and interest 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 Deed of Trust, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and Deed of Trust, together with Trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.778.

In accordance with the Fair Debt Collection Practices Act, this is an attempt to collect a debt, and any information obtained will be used for that purpose. This communication is from a debt collector.

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 said Deed of Trust, and the words "Trustee" and "Beneficiary" include its respective successors in interest, if any.

DATED: March 19, 2019.

ALAN N. STEWART,  
Successor Trustee  
Merrill O'Sullivan, LLP  
805 SW Industrial Way,  
Suite 5  
Bend, OR 97702  
Telephone: 541-389-1770

5/3, 5/10, 5/17, 5/24

## NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION PROBATE DEPARTMENT

No. 19PB02501

NOTICE TO INTERESTED PERSONS In the Matter of the Estate of MARK EVERETT BRANCH, Deceased.

Notice is hereby given that the undersigned has been appointed and has qualified as the Personal Representative of the above Estate. All persons having claims against the Estate are hereby required to present the claims, with proper vouchers, within four months after the date of first publication of this Notice, as stated below, to the Personal Representative, c/o Michael A. Schmidt, 18525 SW Vincent St., Aloha, Oregon 97078, 503-642-7641, or the claims may be barred.

All persons whose rights may be affected by the proceedings in this Estate may obtain additional information from the records of the Court, the Personal Representative, or the attorney for the Personal Representative.

Dated and first published: May 3, 2019.

Stephen J. Branch  
Personal Representative

ATTORNEY FOR PERSONAL REPRESENTATIVE  
MICHAEL A. SCHMIDT (OSB #783659)  
Schmidt & Yee PC  
18525 SW Vincent St.  
Aloha, OR 97078  
503-642-7641

5/3, 5/10, 5/17

## STORAGE AUCTION

**Self-Storage Public Sale Hyacinth Street Storage 2415 Hyacinth St SE Salem, OR 97301 Saturday, May 18, 2019 @ 12:30 PM**

#68 Tammy Caylor  
#100 Bruce Jeromy (Jeromy Bruce)

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

5/3, 5/10

## STORAGE AUCTION

**Self-Storage Public Sale Turner Road Storage 4555 Turner Rd SE Salem, Oregon 97317 Saturday 05/18/2019 @ 9:30am**

B27 Elizabeth Schreiber  
E41 David Knight  
G40 David Knight  
E63 Gasper Salas

Sale Subject To Cancellation Turner Road Storage reserves the Right to refuse any and all bids

5/3, 5/10

## NOTICE TO INTERESTED PERSONS

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

**Case No. 19PB02943 NOTICE TO INTERESTED PERSONS In the Matter of the Estate of JAMES W. RAK, Deceased.**

NOTICE IS HEREBY GIVEN that Christine Noelle Clark 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, Christine Noelle Clark, c/o Christopher Hamilton, of McGinty Belcher & Hamilton, 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 29th day of April, 2019.

Date of first publication: May 3, 2019.

Christopher Hamilton,  
OSB #123331  
Attorney for Personal Representative

## Personal Representative

Christine Noelle Clark  
5775 SW Englewood Ave.  
Corvallis, OR 97333  
(541) 602-8202

## Attorney for Personal Representative

Christopher Hamilton,  
OSB # 123331  
McGinty Belcher & Hamilton, Attorneys, P.C.  
P.O. Box 12806  
Salem, OR 97309  
Tel: (503)371-9636  
Fax: (503)371-2879  
E-mail: [christopher@mcginty-belcher.com](mailto:christopher@mcginty-belcher.com)

5/3, 5/10, 5/17

## NOTICE TO INTERESTED PERSONS

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

No. 19PB03120

NOTICE TO INTERESTED PERSONS In the Matter of the Estate of: JERRY G. KLEEN, deceased.

NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of the above estate. All persons having claims against the estate are required to present them with proper vouchers to the undersigned Personal Representative at Evans Batlan Getchell LLC, Attorneys at Law, 969 - 13th Street S.E., Salem, Oregon 97302, within four months after the date of first publication of this notice, or claims may be barred.

All persons whose rights may be affected by the proceedings hereby are advised that additional information may be obtained from the records of the above entitled court, the Personal Representative or the attorney for the Personal Representative.

Dated this 29th day of April, 2019.

CONSTANCE J. KLEEN,  
Personal Representative

PERSONAL REPRESENTATIVE:  
CONSTANCE J. KLEEN  
3422 Concomly Drive S  
Salem, OR 97306  
(503) 507-9011

ATTORNEY FOR PERSONAL REPRESENTATIVE:  
RUSSELL L. GETCHELL,  
OSB No. 103904  
Evans Batlan Getchell LLC  
Attorneys at Law  
969 - 13th Street S.E.  
Salem, OR 97302-2504  
(503) 588-5670  
(503) 588-5673 - Fax  
[russ@kevanslaw.com](mailto:russ@kevanslaw.com)

5/3, 5/10, 5/17

## NOTICE TO INTERESTED PERSONS

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

Case No.: 19pb02835

**NOTICE TO INTERESTED PERSONS**  
In the Matter of the Estate of, **Lydia V. Clark, Deceased.**

NOTICE IS HEREBY GIVEN that Rodney Vitovich has been appointed personal representative of the above captioned Estate. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned personal representative at the addresses shown below, 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 on this 3rd day of May, 2019.

s/ John Gear  
John Gear, OSB# 073810  
Attorney for Personal Representative

Personal Representative:  
Rodney Vitovich  
3779 Capitol Way  
Highland, MI 48356-1611

Attorney for Personal Representative:  
John Gear, OSB# 073810  
John Gear Law Office LLC  
161 High St SE Ste 208B  
Salem OR 97301-3610  
Tel: 503-569-7777,  
Fax: 503-206-0924  
[John@JohnGearLaw.com](mailto:John@JohnGearLaw.com)

5/3, 5/10, 5/17

## STORAGE AUCTION

**Self-Storage Public Sale Chemawa Rd. Mini Storage 5015 Windsor Island Rd. Keizer Or 97303 Saturday May 10 2019 @ 11:00 am**

155 Janet Mudrick  
15 Darcy Byerley  
196 Ashlie Doctor

Sale Subject To Cancellation Chemawa Rd. Mini Storage reserves the Right to refuse any and all bids.

5/3, 5/10

## NOTICE OF SHERIFF'S SALE

On 4th day of June, 2019, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 725 Tierra Drive NE, Salem, in the case of PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. CESAR HUERTA, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

5/3, 5/10, 5/17, 5/24

## NOTICE TO INTERESTED PERSONS

ESTATE OF RUTA G. GUTMAN  
NOTICE TO INTERESTED PERSONS  
Case No. 19PB02215

In the Circuit Court of the State of Oregon for the County of Marion, Probate Department.

In the Matter of the Estate of Ruta G. Gutman, deceased.

Notice is hereby given that Robert L. Dorszynski has been appointed as Personal Representative in the above estate. All persons having claims against the estate are required to present them to the undersigned Personal Representative at: P.O. Box 3050, Salem, Oregon 97302, within four months after the date of the first publication of this notice, as stated below or they may be barred.

All persons whose rights may be affected by the proceedings in this estate may obtain additional information from the records of the court or the personal representative.

Date first published April 26, 2019.

Robert L. Dorszynski,  
Personal Representative  
P.O. Box 3050  
Salem OR 97302

4/26, 5/3, 5/10