

public notices

NOTICE OF SHERIFF'S SALE

On 16th day of July, 2019, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4985 Summer Wind Court NE, Salem, in the case of WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR AMORTIZING RESIDENTIAL COLLATERAL TRUST, 2002-BC9, Plaintiff, vs. KIRK H. STROHMAN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PAUL A. NYE, APRIL URQUHART, MELISA NYE, OREGON DEPARTMENT OF REVENUE, THE UNITED STATES OF AMERICA, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 4985 SUMMER WIND COURT NE, SALEM, OR 97305, Defendant(s). For more information go to <http://oregonsheriffssales.org>

6/14, 6/21, 6/28, 7/5

NOTICE TO INTERESTED PERSONS

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

Case No. 19PB04299
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of JAMES RAY CONDOS, Deceased.

NOTICE IS HEREBY GIVEN that Dee Humphries 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, Dee Humphries, c/o Kathryn M. Belcher, 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 13th day of June, 2019.

Date of first publication: June 21, 2019.

Kathryn M. Belcher,
OSB#992200
Attorney for Personal Representative

Personal Representative

Dee Humphries
P.O. Box 20695
Keizer, OR 97307
Tel: (503) 559-6776

Attorney for Personal Representative

Kathryn M. Belcher,
OSB# 992200
McGinty Belcher & Hamilton, Attorneys, P.C.
P.O. Box 12806
Salem, OR 97309
Tel: (503) 371-9636
Fax: (503) 371-2879
E-mail:
kathy@mcginty-belcher.com

6/21, 6/28, 7/5

NOTICE TO INTERESTED PERSONS

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

Case No. 19PB03912
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of GORDON JOHNSON, Deceased.

NOTICE IS HEREBY GIVEN that TERRY JOHNSON has been appointed Personal Representative of the above-captioned Estate. All persons having claims against the Estate are required to present them to the Personal Representative at the address shown below within four months after the date of first publication of this Notice. All persons whose rights may be affected by the probate proceeding may obtain additional information from the court records, the Personal Representative or the attorney for the Personal Representative.

DATED AND FIRST PUBLISHED this 21st of June, 2019.

Ryan E. Gibb,
OSB #972693

PERSONAL REPRESENTATIVE

Terry Johnson
365 Madrona Ave SE, Apt 5
Salem, OR 97302
(503) 866-9725

ATTORNEY

Ryan E. Gibb,
OSB #972693
DOUGLAS, CONROYD,
GIBB & PACHECO, P.C.
528 Cottage Street NE,
Suite 200
PO Box 469
Salem, OR 97308-0469
Telephone: (503) 364-7000
Facsimile: (503) 585-0699
Email: Ryan@dcm-law.com

6/21, 6/28, 7/5

TRUSTEE'S NOTICE OF SALE

S&S 18-124508

TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Anabel Estrada Gutierrez and Oscar Guerrero Jr., whose address is 422 Willamette Street, Woodburn, OR 97071 as grantor to First American Title, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Pacific Residential Mortgage, LLC, its Successors and Assigns, as named Beneficiary, dated April 29, 2014, recorded April 30, 2014, in the mortgage records of Marion County, Oregon, as Instrument No. 2014 00014046, PennyMac Loan Services, LLC 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: LOT 189, MONTEBELLO 3, IN THE CITY OF WOODBURN, MARION COUNTY, OREGON. (PLAT VOLUME 46, PAGE 72). **COMMONLY KNOWN AS:** 422 Willamette Street, Woodburn, OR 97071. 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 \$1,394.06, from April 1, 2018, monthly payments in the sum of \$1,400.95, from January 1, 2019, monthly payments in the sum of plus prior accrued late charges

in the amount of \$117.93, plus the sum of \$180.00 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: \$182,945.24, together with accrued interest in the sum of \$9,776.45 through May 21, 2019, together with interest thereon at the rate of 4.375% per annum from May 22, 2019, plus prior accrued late charges in the amount of \$117.93, plus the sum of \$3709.79 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 October 9, 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 "Reinstatements/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. 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: 5-22-2019 SHAPIRO & SUTHERLAND, LLC, Successor Trustee 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683 www.shapiroattorneys.com/wa, Telephone: (360)260-2253, Toll-free: 1-800-970-5647, S&S 18-124508

6/28, 7/5, 7/12, 7/19

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION
Probate Department
Case No.: 19 PB 04519

NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of Fred R. Schwarz, Deceased

NOTICE IS HEREBY GIVEN that Paul H. Schwarz has been duly appointed as personal representative. All persons having claims against the estate are required to present them to the undersigned attorney for the personal representative at 530 Center Street NE, Ste 730, Salem, OR 97301, 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 June 21, 2019.

PAUL H. SCHWARZ
Personal Representative
2640 Summer Street SE
Salem, OR 97302

Joseph H. Hobson, Jr.,
OSB No. 751739
Schwabe, Williamson,
& Wyatt, PC
Attorneys for the
Personal Representative
530 Center Street NE,
Suite 730
Salem, OR 97301

6/21, 6/28, 7/5

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