

## public notices

## NOTICE TO INTERESTED PERSONS

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

Case No.: 19PB06117  
NOTICE TO  
INTERESTED PERSONS  
In the Matter of the Estate of:  
THOMAS ROBERT ROZELL,  
Deceased.

NOTICE IS HEREBY GIVEN  
that Michael J. Rozell has  
been appointed personal  
representative of the estate  
of Thomas Robert Rozell. All  
persons having claims against  
the estate are required to  
present them, with vouchers  
attached, to the undersigned  
personal representative at:

David L. Carlson, P.C.  
PO Box 13066  
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, David L.  
Carlson, P.C. PO Box 13066  
Salem, Oregon 97309.

Dated and first published:  
August 23, 2019.

8/23, 8/30, 9/6

## SHERIFF'S NOTICE

On 24th day of September,  
2019, at 10:00 AM, at the main  
entrance of the Marion Co.  
Courthouse, in Salem, OR,  
I will sell the following real  
property: 17634 Powers Creek  
Loop Road NE, Silverton, in  
the case of U.S. BANK TRUST,  
N.A., AS TRUSTEE FOR LSF10  
MASTER PARTICIPATION  
TRUST, Plaintiff, vs.  
KIMBERLY LYNN BARRETT  
AKA KIMBERLY L. BARRETT,  
BANK OF AMERICA, N.A.,  
WEYERHAEUSER, NR  
COMPANY, OCCUPANTS OF  
THE PROPERTY, Defendant(s).  
For more information go to  
<http://oregonsheriffssales.org>

8/23, 8/30, 9/6, 9/13

## SHERIFF'S NOTICE

On 24th day of September,  
2019, at 10:00 AM, at the main  
entrance of the Marion Co.  
Courthouse, in Salem, OR, I  
will sell the following real property:  
934 Sagrada Circle N, Kiezer,  
in the case of WELLS FARGO  
BANK, N.A., Plaintiff, vs. ERIN  
R. HOYGAARD, WHISPERING  
PINES HOMEOWNERS  
ASSOCIATION, ALL OTHER  
PERSONS OR PARTIES  
UNKNOWN CLAIMING ANY  
RIGHT, TITLE, LIEN, OR  
INTEREST IN THE REAL  
PROPERTY COMMONLY  
KNOWN AS 934 SAGRADA  
CIRCLE N, KEIZER, OREGON  
97303, Defendant(s). For  
more information go to <http://oregonsheriffssales.org>

8/23, 8/30, 9/6, 9/13

## NOTICE TO INTERESTED PERSONS

CIRCUIT COURT OF  
OREGON  
COUNTY OF MARION  
**CASE No. 19PB06417**  
NOTICE TO CLAIMANTS  
IN THE MATTER

OF  
Erbey Living Trust dated  
January 25, 2000, as  
amended, and William Erbey  
Family Trust

NOTICE IS HEREBY GIVEN  
that the undersigned are  
Trustees of the Erbey Living  
Trust dated January 25,  
2000, as amended, and the  
William Erbey Family Trust.  
All persons having claims  
against these trust estates  
are required to present them,  
with vouchers attached, to  
the undersigned Alan Wade  
Baumgardner, Trustee of the  
Erbey Living Trust (1210 N  
6th E., Mountain Home, ID  
83647), or Trinity Fiduciary  
Services, LLC, Trustee of the  
William Erbey Family Trust  
(Attention: Andrea Downs,  
Trust Administrator, P.O. Box  
4267, Salem, OR 97302),  
within four months after the  
date of first publication of this  
notice, or the claims may be  
barred.

The names of the Settlers  
of the trusts are Bertha L.  
Erbey (as to the Erbey Living  
Trust), and William Erbey (as  
to the William Erbey Family  
Trust).

All persons whose rights  
may be affected by the  
proceedings may obtain  
additional information from  
the records of the court, the  
Trustees, or the attorneys for  
the Trustees, Saalfeld Griggs

PC.

Dated and first published  
August 23, 2019.

Alan Wade Baumgardner,  
Trustee of the Erbey Living  
Trust dated January 25, 2000,  
Petitioner

Trinity Fiduciary Services,  
LLC, Trustee of the William  
Erbey Family Trust, Petitioner  
By: Andrea Downs, Trust  
Administrator

Attorney For Petitioners:  
Jeffrey G. Moore, OSB #982973  
Saalfeld Griggs PC  
PO Box 470  
Salem, OR 97308-0470  
(503) 399-1070

Petitioners:  
Alan Wade Baumgardner,  
Trustee  
Erbey Living Trust  
1210 N 6th E.  
Mountain Home, ID 83647  
(208) 587-7669

Trinity Fiduciary Services, LLC,  
Trustee  
William Erbey Family Trust  
P.O. Box 4267  
Salem, OR 97302  
(503) 851-9075

8/23, 8/30, 9/6

## TRUSTEE'S NOTICE

S&amp;S 19-125053

TRUSTEE'S NOTICE  
OF SALE

A default has occurred  
under the terms of a trust  
deed made by Dan Meier, an  
individual, whose address is  
2243 Joplin Ct S, Salem, OR  
97302 as grantor to Group  
9, Inc., as Trustee, in favor  
of Washington Mutual Bank,  
as named Beneficiary, dated  
December 12, 2002, recorded  
January 7, 2003, in the  
mortgage records of Marion  
County, Oregon, in Book 2049,  
at Page 480, JPMorgan Chase  
Bank, National Association  
is the present Beneficiary as  
defined by ORS 86.705(2),  
as covering the following  
described real property: LOT  
10, BLOCK 57, SUNNYRIDGE  
HEIGHTS NO. 13, CITY OF  
SALEM, MARION COUNTY,  
OREGON..

**COMMONLY  
KNOWN AS:** 2243 Joplin Ct  
S, Salem, OR 97302. 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 \$638.90, from November  
5, 2018, monthly payments  
in the sum of \$679.45, from  
December 5, 2018, monthly  
payments in the sum of  
\$657.53, from January 5,  
2019 and monthly payments  
in the sum of \$702.47, from  
February 5, 2019, plus  
prior accrued late charges  
in the amount of \$99.12,  
plus the sum of \$588.81 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:  
\$160,000.00, together with  
accrued interest in the sum  
of \$7,219.72 through July 18,  
2019, together with interest  
thereon at the rate of 5% per  
annum from July 19, 2019,  
plus prior accrued late charges  
in the amount of \$99.12,  
plus the sum of \$588.81 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  
December 4, 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](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: 7/23/2019  
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 19-125053

8/23, 8/30, 9/6, 9/13

## NOTICE TO INTERESTED PERSONS

In the Circuit Court of the  
State of Oregon for the  
County of Marion  
In the Matter of the Estate  
of Lorraine Kay Adams,  
Deceased.

No. 19PB05454 - Probate  
NOTICE TO INTERESTED  
PERSONS

NOTICE IS HEREBY GIVEN  
that the undersigned has  
been appointed Personal  
Representative of the estate of  
the above-named decedent.  
All persons having claims  
against the estate are required  
to present such claims within  
four months after the date of  
first publication of this notice  
to Deborah R. Lush, PO Box  
1048, Salem, OR 97308, or  
the claims may be barred.

All persons whose rights  
may be affected by the  
proceeding may obtain  
additional information from  
the records of the court, the  
Personal Representative, or  
the attorneys for the Personal

Representative.

Dated and first published:  
August 23, 2019.

/s/Cameron K. Adams  
Personal Representative

Deborah R. Lush,  
OSB #023732  
Heltzel Williams PC  
P. O. Box 1048  
Salem, Oregon 97308-1048  
Attorneys for Personal  
Representative

8/23, 8/30, 9/6

## NOTICE TO INTERESTED PERSONS

**In the Matter of the Estate  
of Mary Ann Theodore  
Marion County Circuit  
Court Case No. 19PB05992**

All persons having claims  
against the above-identified  
estate must present them,  
within four months after the  
date of the first publication  
of the notice to the personal  
representative at the address  
designated in the notice for  
the presentation of claims or  
they may be barred.

Anna Correa,  
Personal Representative  
c/o Sam Sears  
570 Liberty St. SE,  
Suite 240  
Salem, Oregon 97301

All persons whose rights  
may be affected by the  
proceeding may obtain  
additional information from  
the records of the court, the  
personal representative, or  
the attorney for the personal  
representative.

This notice was first  
published on August 23,  
2019.

8/23, 8/30, 9/6

## SHERIFF'S NOTICE

On 24th day of September,  
2019, at 10:00 AM, at the  
main entrance of the Marion  
Co. Courthouse, in Salem,  
OR, I will sell the following  
real property: 583 Glynbrook  
Street N, Keizer, in the case  
of U.S. BANK NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS TRUSTEE FOR  
THE RMAC TRUST, SERIES  
2016-CIT, Plaintiff, vs. KEVIN  
W SPENCE, AS PERSONAL  
REPRESENTATIVE OF  
THE ESTATE OF MICHAEL  
NAGLOSKY, UNITED STATES  
OF AMERICA, STATE OF  
OREGON, OCCUPANTS OF  
THE PROPERTY, Defendant(s).  
For more information go to  
<http://oregonsheriffssales.org>

8/23, 8/30, 9/6, 9/13

## NOTICE OF PUBLIC HEARING

NOTICE OF  
PUBLIC HEARING

**AMENDMENT TO  
COMPREHENSIVE  
PLAN AND KEIZER  
DEVELOPMENT CODE –  
ADOPTING KEIZER  
REVITALIZATION PLAN  
CASE NO. 2019-17**

## PURPOSE OF HEARING:

The Keizer City Council will  
hold a public hearing to  
consider adopting the Keizer  
Revitalization Plan which  
includes proposed revisions  
to the Comprehensive Plan/  
Map, Zoning Map, and Keizer  
Development Code as follows:

- *Comprehensive Plan/Map amendments* removing the McNary Activity Center designation, adding the Keizer Revitalization Plan, adding reference to the new River-Cherry Overlay District (RCOD), and map changes of the existing Commercial designations within the boundary area to Mixed Use.

- *Zoning Map amendments* re-zoning the Commercial zoned (CM, CR, CO) parcels within the boundary area to Mixed Use (MU), and establishment of the River-Cherry Overlay District (RCOD).
- *Keizer Development Code amendments* to adopt the River-Cherry Overlay District (RCOD) as a new development code section with standards and requirements within the district, along with various development code amendments to support RCOD implementation.

**LAND USE DECISION  
CRITERIA:** The criteria upon  
which the decision on this  
matter is to be based, can be  
found in Section 3.111 (Text  
Amendments) of the Keizer  
Development Code.

**DATE AND TIME OF  
HEARING:** Monday,  
September 16, 2019: 7:00 PM.

**LOCATION OF HEARING:**  
Keizer City Council Chambers,  
Keizer City Hall, 930 Chemawa  
Road NE, Keizer.

**HOW TO PARTICIPATE:**  
Anyone desiring to speak for or  
against the proposal may do so

in person, or by representative,  
at the public hearing. Written  
comments may be submitted  
to the Keizer Community  
Development Department,  
(930 Chemawa Road NE,  
Keizer, 97307, or [davist@keizer.org](mailto:davist@keizer.org)) prior to the public  
hearing, and must be received  
no later than 5:00 pm on the  
day of the hearing. The file  
with the staff recommendation  
relating to the above land use  
case may be reviewed on-line  
at [www.keizer.org](http://www.keizer.org), or hard  
copies may be obtained at City  
Hall for a reasonable cost. The  
proposed Keizer Revitalization  
Plan and accompanying  
materials can be reviewed  
on-line at <https://www.keizer.org/keizer-revitalization-plan>.  
After the close of the hearing  
the City Council will approve,  
deny, modify, or refer back to  
the Planning Commission for  
additional consideration.  
Interested persons should  
become involved in the  
decision making process.  
Failure to raise an issue, either  
in person or in writing, or failure  
to provide sufficient specificity  
to afford the decision making  
body an opportunity to  
respond to the issue precludes  
appeal to the Land Use Board  
of Appeals based on that issue.  
Copies of the Keizer  
Development Code are  
available for viewing at the  
City of Keizer, Community  
Development Office or it can  
be reviewed on-line at [www.keizer.org](http://www.keizer.org) - Phone # (503) 856-  
3441 or (503) 856-3439.

UPON REQUEST,  
AUXILIARY AIDS AND/OR  
SPECIAL SERVICES WILL BE  
PROVIDED TO PARTICIPANTS  
WITH DISABILITIES. TO  
REQUEST SERVICES,  
PLEASE CONTACT CITY HALL  
AT (503)390-3700, OR TDD  
ACCESS AT 1-800-735-2900,  
AT LEAST TWO WORKING  
DAYS (48 HOURS) IN  
ADVANCE OF THE HEARING.

9/6

## STORAGE AUCTION

**Self-Storage Public Sale  
Turner Road Storage  
4555 Turner Rd SE  
Salem, Oregon 97317  
Saturday 9/21/2019  
@ 9:30 AM**

A03 Gasper Salas  
E05 Gasper Salas  
F23 Brandon Cade

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

9/6, 9/13

## STORAGE AUCTION

**“NOTICE OF  
FORECLOSURE AND SALE  
(ORS87.687)”**

Contents of the following  
units will be sold by A Storage  
Place of Keizer L.L.C., 5050  
River Rd. N., Keizer, OR  
97303: To satisfy the lien plus  
additional rents and fees. The  
sale of the following units  
will be held online at [www.StorageTreasures.com](http://www.StorageTreasures.com) ending,  
Wednesday, September 25,  
2019. Contents may include  
personal, household, and  
other items:

- 1.) 100 – Julienne Scott
- 2.) 203 – Brenda Morris
- 3.) 406 – Thomas Akridge

9/6, 9/13

## NOTICE TO INTERESTED PERSONS

IN THE SUPERIOR  
COURT OF OREGON  
FOR MARION COUNTY  
[PROBATE DEPARTMENT]

**Case No. 19PB04335  
NOTICE TO  
INTERESTED PERSONS**

In the Matter of the Estate of:  
**CLIFF CHULOS, deceased**  
Date of Death: March 1, 2019

NOTICE IS HEREBY GIVEN  
that the undersigned has  
been appointed as personal  
representative. All persons  
having claims against the  
estate are required to present  
them, with vouchers attached,  
to the undersigned personal  
representative at Southwest  
Portland, Law Group, LLC  
8235 SW Oleson Rd, Suite  
C, Portland, Oregon 97223  
within four (4) months after  
the date of first publication of  
this notice, or the claims will  
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 Southwest Portland Law  
Group, LLC, the lawyers for  
the personal representative.  
/s/ Mark D. Ropp  
Mark D. Ropp, Attorney for  
Petitioner

PERSONAL  
REPRESENTATIVE:

**Rita Chulos**  
349 Turnberry Ave.  
Woodburn, OR 97071  
Tel: 503.913.7440

ATTORNEY FOR PERSONAL  
REPRESENTATIVES:

**Mark D. Ropp,**  
**OSB No. 124386**  
**Southwest Portland Law  
Group, LLC**  
8235 SW Oleson Road,  
Suite C  
Portland, Oregon 97223  
Tel: 503.206.6401 | Fax:  
503.214.8962  
[mark@swpdxlaw.com](mailto:mark@swpdxlaw.com)  
Published August 23, 30, &  
September 6, 2019.

8/23, 8/30, 9/6

## NOTICE TO INTERESTED PERSONS

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

Case No. 19PB05988

NOTICE TO  
INTERESTED PERSONS

In the Matter of the Estate of  
ANN K. MORSTAD,  
Decedent.

Notice is hereby given  
that Marsceea Stone has  
been appointed personal  
representative. All persons  
having claims against the  
estate are required to present  
them, with proper vouchers  
attached, to the personal  
representative or her attorney,  
DONALD M. KELLEY, at law  
offices of KELLEY-KELLEY,  
110 North Second Street,  
Silverton, OR 97381, 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 August 30, 2019.

Marsceea Stone  
Personal Representative

8/30, 9/6, 9/13

## NOTICE TO INTERESTED PERSONS

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

Case No. 19PB05287

NOTICE TO  
INTERESTED PERSONS

In the Matter of the  
Estate of  
LARRY CLAY,  
Deceased.

NOTICE IS HEREBY  
GIVEN that Irma Katzen has  
been appointed personal  
representative. All persons  
having claims against the  
estate are required to present  
them, with vouchers attached,  
to Irma Katzen the  
personal representative at  
300 Stony Point Rd. #114,  
Petaluma, CA 94952, 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 may obtain  
additional information from  
the records of the Court, the  
personal representative, or  
the lawyers for the personal  
representative, Nicholas  
Wood of the Wood Law Firm  
at PO Box 7977, Salem, OR  
97303.

Dated and First Published  
on August 30, 2019.

Respectfully,  
/s/ Irma Katzen  
Irma Katzen  
Personal Representative

Nicholas Wood OSB  
#075699  
Attorney for Personal  
Representative

PERSONAL  
REPRESENTATIVE:

Irma Katzen  
300 Stony Point Rd. #114,  
Petaluma, CA 94952  
707-762-8741

LAWYER FOR PERSONAL  
REPRESENTATIVE:

Nicholas Wood  
075699  
PO Box 7977  
503-877-2607  
503-389-1563  
[nicholaswoodlaw@gmail.com](mailto:nicholaswoodlaw@gmail.com)

8/30, 9/6, 9/13

## NEWS TIPS?

If it's happening in  
Keizer, or someone  
from Keizer —  
WE WANT  
TO KNOW.

[kt@keizertimes.com](mailto:kt@keizertimes.com)