

# public notices

## TRUSTEE'S NOTICE OF SALE

S&amp;S 19-125398

### TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Eric Dabel, whose address is 173 Greenwood Drive, Jefferson, OR 97352 as grantor to Ticor Title, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for First Horizon Home Loans, a Division of First Tennessee Bank, N.A., its successors and assigns, as named Beneficiary, dated August 1, 2008, recorded August 6, 2008, in the mortgage records of Marion County, Oregon, in Book 2982, at Page 139, Nationstar Mortgage LLC d/b/a Mr. Cooper 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: BEGINNING AT THE SOUTHEAST CORNER OF LOT THREE (3), BLOCK ONE (1), IN THE A. SMITH ADDITION TO THE TOWN OF JEFFERSON, MARION COUNTY, OREGON; RUNNING THENCE NORTH 73 FEET 9 INCHES; THENCE WEST 105 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT; THENCE SOUTH 73 FEET 9 INCHES; THENCE EAST ALONG THE NORTH LINE OF MECHANIC STREET 105 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, ALL IN THE TOWN OF JEFFERSON, COUNTY OF MARION, STATE OF OREGON. ALSO: THE EASTERLY 18.0 FEET OF THE SOUTHERLY 73 FEET 9 INCHES OF LOT TWO (2), BLOCK ONE (1), OF A. SMITH ADDITION TO JEFFERSON, MARION COUNTY, OREGON. (SEE VOLUME 1, PAGE 44, RECORD OF TOWN PLATS FOR SAID COUNTY AND STATE.). **COMMONLY KNOWN AS:** 173 Greenwood Drive, Jefferson, OR 97352. 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 \$993.99, from March 1, 2019, plus prior accrued late charges in the amount of \$159.04, plus the sum of \$239.90 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: \$134,284.33, together with accrued interest in the sum of \$4,616.04 through December 4, 2019, together with interest thereon at the rate of 3.75% per annum from December 5, 2019, plus prior accrued late charges in the amount of \$159.04, plus the sum of \$3,226.88 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 April 22, 2020, at the hour of 11:00 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.logs.com/foreclosuresales.html](http://www.logs.com/foreclosuresales.html) 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: 12/9/2019 /s/ Kelly Sutherland, Janeway Law Firm, LLC, fka Shapiro & Sutherland, LLC., Successor Trustee 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683 [www.logs.com/foreclosuresales.html](http://www.logs.com/foreclosuresales.html), Telephone: (360) 260-2253, Toll-free: 1-800-970-5647, S&S 19-125398

1/10, 1/17, 1/24, 1/31

## NOTICE TO INTERESTED PERSONS

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

#### IN THE MATTER OF THE ESTATE OF ARNOLD W. PEARSON, DECEASED CASE NUMBER: 20PB00098 NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that Karen A. Meredith has been appointed Personal Representative. All persons having claims against the estate are required to present them, with vouchers attached, to the Personal Representative, c/o Erin N. Milos, Saalfeld Griggs PC, 250 Church St. SE, Suite 200, PO Box 470, Salem, OR 97308, within four months from 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 Lawyers for the Personal Representative. Dated and first published on January 17, 2020.

Erin N. Milos, OSB # 171220  
Attorney For  
Personal Representative  
Saalfeld Griggs PC  
PO Box 470  
Salem, OR 97308  
Ph: (503) 399-1070  
Fax: (503) 371-2927  
Email: [emilos@sglaw.com](mailto:emilos@sglaw.com)

1/17, 1/24, 1/31

## NOTICE TO INTERESTED PERSONS

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

#### Case No. 19PB09742 NOTICE TO INTERESTED PERSONS In the Matter of the Estate of RODRIC K. DROLSHAGEN, Deceased.

NOTICE IS HEREBY GIVEN that Kristen Krauss 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, Kristen Krauss, c/o Kathryn M. Belcher, of McGinty Belcher & Hamilton, Attorneys, PC, 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 9th day of January, 2020.

Date of first publication: January 17, 2020.

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

#### Personal Representative

Kristen Krauss  
4333 Colombo Drive  
San Jose, CA 95130  
Tel: (650) 739-3667

#### Attorney for Personal Representative

Kathryn M. Belcher, OSB #992200  
McGinty Belcher & Hamilton, Attorneys, PC  
PO Box 12806  
Salem, OR 97309  
Phone: (503) 371-9636  
Fax: (503) 371-2879  
Email: [kathy@mcginty-belcher.com](mailto:kathy@mcginty-belcher.com)

1/17, 1/24, 1/31

## NOTICE TO INTERESTED PERSONS

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

#### Case No. 19PB09537 NOTICE TO INTERESTED PERSONS In the Matter of the Estate of CLAY RICHARD BROOKS, Deceased.

NOTICE IS HEREBY GIVEN that the Circuit Court of the State of Oregon, for the County of Marion, has appointed the undersigned, Cora B. Conzoner, as Personal Representative of the Estate of Clay Richard Brooks, on December 13, 2019. All persons having claims against said estate are required to present the same, with proper vouchers to the Personal Representative by directing said claims to Roger K. Evans, Law Office of Roger K. Evans, P.C., 675 Church Street NE, Salem, OR 97301, within four months from the date of first publication of this notice as stated below, or they may be barred.

All persons whose rights may be affected by this proceeding may obtain additional information from the records of the court, the Personal Representative, or the Attorney for the Personal Representative. Dated and first published January 17, 2020.

/s/ Cora B. Conzoner  
Cora B. Conzoner, Personal Representative

#### PERSONAL REPRESENTATIVE:

Cora B. Conzoner  
1548 Center Street NE  
Salem, OR 97301  
Telephone: (503) 560-5527

#### ATTORNEY FOR PERSONAL REPRESENTATIVE:

Roger K. Evans, OSB #812170  
Law Office of Roger K. Evans, P.C.  
675 Church St NE  
Salem, OR 97301

Telephone: (503) 585-2121  
Fax: (503) 364-1689  
Email: [roger@rogerkevans.com](mailto:roger@rogerkevans.com)

1/17, 1/24, 1/31

## SHERIFF'S NOTICE

On 11th day of February, 2020, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 270 Kenwood Avenue NE, Salem, in the case of U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST, Plaintiff, vs. RANDY SLAUGHTER, JULIE SLAUGHTER, JANIE WORTH, DAVE HUNT, BOB NICKELS, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

1/10, 1/17, 1/24, 1/31

## SHERIFF'S NOTICE

On 11th day of February, 2020, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 12148 Sky Lane NE, Aurora, in the case of 12148 SKY LANE SBL LLC, A DELAWARE LIMITED LIABILITY COMPANY, Plaintiff, vs. BEV TECH, INC., AN OREGON CORPORATION, TJ 2 LLC, AN OREGON LIMITED LIABILITY COMPANY, MADDOX AIR FREIGHT AND TRANSPORTATION SERVICES, INC., AN OREGON CORPORATION, THOMAS J. JUZA, Defendant(s). For more information go to <http://oregonsheriffssales.org>

1/10, 1/17, 1/24, 1/31

## TRUSTEE'S NOTICE OF SALE

S&amp;S 19-125806

### TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Kiana Brammer and Tanner R Brammer, as tenants by the entirety, whose address is 14362 Marion Road SE, Turner, OR 97392 as grantor to AmeriTitle, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Academy Mortgage Corporation, its successors and assigns, as named Beneficiary, dated July 31, 2018, recorded August 9, 2018, in the mortgage records of Marion County, Oregon, in Book 4108, at Page 477, as Instrument No. 2018 00038708, Nationstar Mortgage LLC d/b/a Mr. Cooper 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: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 9, OF THE TOWN OF MARION, SECTION 33, TOWNSHIP 9, SOUTH, RANGE 2, WEST OF THE WILLAMETTE MERIDIAN IN MARION COUNTY, OREGON; (PLAT VOLUME 1, PAGE 7) THENCE SOUTH 78 DEGREES 30' EAST 210.0 FEET; THENCE NORTH 11 DEGREES 30' EAST 89.1 FEET; THENCE NORTH 78 DEGREES 30' WEST 210.0 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MARKET ROAD NO. 35 FROM MARION TO JEFFERSON; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY, 89.2 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY OF THE TOWN OF MARION: THENCE SOUTH 78 DEGREES 30' EAST, 10 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.. **COMMONLY KNOWN AS:** 14362 Marion Road SE, Turner, OR 97392. 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 \$1,774.66, from June 1, 2019, plus prior accrued late charges in the amount of \$175.68, plus the sum of \$60.00 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: \$262,638.72, together with accrued interest in the sum of \$8,383.28 through December 10, 2019, together with interest thereon at the rate of 5.25% per annum from December 11, 2019, plus prior accrued late charges in the amount of \$175.68, plus the sum of \$4,774.70 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 May 6, 2020, 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.logs.com/foreclosuresales.html](http://www.logs.com/foreclosuresales.html). 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: 12/16/19 /s/ Kelly Sutherland, Janeway Law Firm, LLC, fka Shapiro & Sutherland, LLC., Successor Trustee 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683 [www.logs.com/foreclosuresales.html](http://www.logs.com/foreclosuresales.html), Telephone: (360) 260-2253, Toll-free: 1-800-970-5647, S&S 19-125806

1/17, 1/24, 1/31, 2/7

## NOTICE TO INTERESTED PERSONS

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

#### Case No. 19PB08256 NOTICE TO INTERESTED PERSONS In the Matter of the Estate of GREGG S. SHEESLEY, Decedent.

Notice is hereby given that Tyrone S. Sheesley 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 his attorney, PHILIP T. 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 January 24, 2020.

Tyrone S. Sheesley  
Personal Representative

1/24, 1/31, 2/7

## NOTICE TO INTERESTED PERSONS

### IN THE CIRCUIT COURT OF THE STATE OF OREGON, FOR THE COUNTY OF MARION PROBATE DEPARTMENT No. 19PB09714 NOTICE TO INTERESTED PERSONS

#### In the Matter of the Estate of Roberta Arlene Westerberg, Deceased.

Notice is hereby given that Paula S. Coltrin has been appointed as the personal representative of the above estate. All persons having claims against the estate are required to present them to the undersigned personal representative in care of the undersigned attorney at: 5550 SW Macadam Ave Ste 110, Portland, OR 97239, within four months after the date of first publication of this notice, as stated below, or such 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 January 24, 2020.

Paula S. Coltrin  
Personal Representative

Carolyn W. Miller, OSB #784278  
Carolyn W. Miller, PC  
Attorney for Personal Representative  
5550 SW Macadam Ave  
Ste 110  
Portland, OR 97239

1/24, 1/31, 2/7

## SHERIFF'S NOTICE

On 11th day of February, 2020, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 2005 W Hayes Street, Woodburn, in the case of WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST, Plaintiff, vs. MICHAEL J HODGES, SENIORESTATES GOLF AND COUNTRY CLUB, WEBSTER BANK, NATIONAL ASSOCIATION, STATE OF OREGON, CLACKAMAS FEDERAL CREDIT UNION, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

1/10, 1/17, 1/24, 1/31