

## public notices

## NOTICE TO INTERESTED PERSONS

## NOTICE TO INTERESTED PERSONS

The Circuit Court of Marion County, Oregon, has appointed Diana Flanigan as personal representative of the Estate of Mayonne Hoefling-Thompson, deceased, Case No. 20PB02250. All persons having claims against the estate must present them, with vouchers attached, to the personal representative in care of the lawyer for the personal representative, Jennifer B. Todd, 1855 Fairgrounds Rd. NE, Salem, OR 97301. Claims must be presented within four months after [publisher to insert date], the date of first publication of this notice, or the claims may be barred.

All persons whose rights may be affected by the proceedings in this estate may obtain more information from the records of the Court, the personal representative, or the attorney for the personal representative.

Jennifer B. Todd, Lawyer

5/8, 5/15, 5/22

## PUBLIC NOTICE

## PUBLIC NOTICE

The 2019 annual report of the Burlingham Trust Inc. can be inspected at 970 Downs St. S, Salem, Oregon during regular business hours within 180 days after this notice is published. The person to contact is C. Ronald Peters, President at 503-399-0122.

5/15

## NOTICE TO INTERESTED PERSONS

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

Case No. 20PB02752  
NOTICE TO INTERESTED PERSONS  
In the Matter of the Estate of CECILIA MARY CELIS, Decedent.

NOTICE IS HEREBY GIVEN that the Circuit Court of the State of Oregon, for the County of Marion, has appointed the undersigned, Nicky Raphael Celis, as Personal Representative of the Estate of Cecilia Mary Celis, on April 27, 2020. 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 May 8, 2020.

/s/ Nicky Raphael Celis  
Nicky Raphael Celis,  
Personal Representative

## PERSONAL REPRESENTATIVE:

Nicky Raphael Celis  
4671 Verda Lane NE  
Keizer, OR 97303  
Phone: (503) 463-9315

## ATTORNEY FOR PERSONAL REPRESENTATIVE:

Roger K. Evans,  
OSB #812170  
Law Office of  
Roger K. Evans, P.C.  
675 Church St NE  
Salem, OR 97301  
Phone: (503) 585-2121  
Fax: (503) 364-7689  
Email: roger@rogerkevans.com

5/8, 5/15, 5/22

## NOTICE TO INTERESTED PERSONS

Estate of  
**PATRICIA RAE KOSTER**  
Notice to Interested Persons  
(20PB02777)

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

In the Matter of the Estate of Patricia Rae Koster, Deceased.

Notice is hereby given that DAVID KOSTER 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: 946 SE Uglow Ave., Dallas, OR 97338 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 May 8, 2020.

**David Koster,**  
Personal Representative of the Estate of Patricia Rae Koster, Deceased

**Stan Butterfield,**  
OSB No. 040535  
Attorney at Law, P.C.  
946 SE Uglow Ave.  
Dallas, OR 97338  
Attorney for Personal Representative

5/8, 5/15, 5/22

## NOTICE TO INTERESTED PERSONS

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

Case No. 20PB02962  
NOTICE TO INTERESTED PERSONS  
In the Matter of the Estate of JAMES RILEY MAGAR, Deceased.

NOTICE IS HEREBY GIVEN that the Circuit Court of the State of Oregon, for the County of Marion, has appointed the undersigned, Lee Ann Magar, as Personal Representative of the Estate of James Riley Magar, on April 30, 2020. 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 May 8, 2020.

/s/ Lee Ann Magar  
Lee Ann Magar, Personal Representative

## PERSONAL REPRESENTATIVE:

Lee Ann Magar  
4150 Mandy Avenue SE  
Salem, OR 97302  
Phone: (503) 689-3033

## ATTORNEY FOR PERSONAL REPRESENTATIVE:

Roger K. Evans,  
OSB #812170  
Law Office of  
Roger K. Evans, P.C.  
675 Church St NE  
Salem, OR 97301  
Phone: (503) 585-2121  
Fax: (503) 364-7689  
Email: roger@rogerkevans.com

5/8, 5/15, 5/22

## SHERIFF'S SALE

On 8th day of June, 2020, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1965 Grant Street NE, Salem, in the case of NATIONSTAR MORTGAGE LLC dba CHAMPION MORTGAGE COMPANY, a limited liability company, Plaintiff, vs. ALL UNKNOWN HEIRS AND DEVISEES OF JUDITH V. PHILLIPS, a deceased individual, STACY KUNTZ, as potential heir of JUDITH V. PHILLIPS, a deceased individual, TODD OTIS PHILLIPS, as potential heir of JUDITH V. PHILLIPS, a deceased individual, DEDE

GRAHAM, as potential heir of JUDITH V. PHILLIPS, a deceased individual, DARCY REISE, as potential heir of JUDITH V. PHILLIPS, a deceased individual, BEN CARSON, solely in his capacity as Secretary for UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, CASCADE COLLECTIONS, INC., STATE OF OREGON, ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1965 GRANT STREET NE, SALEM, OR 97301, Defendant(s). For more information go to <http://oregonsheriffssales.org>

5/8, 5/15, 5/22, 5/29

## SHERIFF'S SALE

On 8th day of June, 2020, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 996 Julie Street N, Keizer, in the case of J.P. MORGAN MORTGAGE ACQUISITION CORP, Plaintiff, vs. LEZA M. RAMIREZ AKA LEZA MARIE RAMIREZ, ROGELIO RAMIREZ RODRIGUEZ AKA ROGELIO RAMIREZ, PARTNERS FOR PAYMENT RELIEF DE IV, LLC, OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

5/8, 5/15, 5/22, 5/29

## SHERIFF'S SALE

On 9th day of June, 2020, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4762 Indiana Ave NE, Salem, in the case of LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. KIRK H. STROHMAN, JR. AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN W. VARAH, JONI DERRICK, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LEIN OR INSTREST IN THE REAL PROPERTY COMMONLY KNOWN AS 4762 INDIANA AVE NE, SALEM, OR 97305, Defendant(s). For more information go to <http://oregonsheriffssales.org>

5/8, 5/15, 5/22, 5/29

## TRUSTEE'S NOTICE

S&S 19-125016

## TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Luz Ramirez, a married woman, whose address is 4760 Glendale Avenue NE, Salem, OR 97305 as grantor to Tigor Title, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for America's Wholesale Lender, its successors and assigns, as named Beneficiary, dated June 6, 2006, recorded June 19, 2006, in the mortgage records of Marion County, Oregon, in Book 2663, at Page 246; The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OA10 Mortgage Pass-Through Certificates, Series 2006-OA10 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 2 AND THE EASTERLY 15 FEET OF LOT 3, AND THE WESTERLY 2.50 FEET OF LOT 1, BLOCK 10 MIDDLE GROVE TRACTS, IN MARION COUNTY, OREGON. **COMMONLY KNOWN AS:** 4760 Glendale Avenue NE, Salem, OR 97305. 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 \$1,078.94, from September 1, 2018 and monthly payments in the sum of \$1,115.63, from December 1, 2018, plus the sum of \$300.00 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: \$113,123.63, together with accrued interest in the sum of \$10,873.09 through April 10, 2020, together with interest thereon at the rate of 5.25% per annum from April 11, 2020, plus the sum of \$4,897.06 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 August 26, 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/janeway\\_law\\_firm](http://www.logs.com/janeway_law_firm). 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: May 15, 2020. JANEWAY LAW FIRM, LLC, Successor Trustee, 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683 [www.logs.com/janeway\\_law\\_firm](http://www.logs.com/janeway_law_firm). Telephone: (360) 260-2253 Toll-free: 1-800-970-5647 S&S 19-125016

5/15, 5/22, 5/29, 6/5

## NOTICE TO INTERESTED PERSONS

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

Case No. 20PB02201  
**NOTICE TO INTERESTED PERSONS**  
In the Matter of the Estate of EDWIN W. DAVIS, Decedent.

Notice is hereby given that Beverly Davis 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 May 1, 2020.

Beverly Davis  
Personal Representative

5/1, 5/8, 5/15

## SHERIFF'S SALE

On 8th day of June, 2020, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 340 Rees Hill Road SE, Salem, in the case of U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, Plaintiff, vs. YONG TONY THAO AKA YOUNG T.

THAO AKA YONG THAO, SAO VANG, LEE HER, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., QUICKEN LOANS INC, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWHEQ, INC., HOME EQUITY LOAN ASSET BACKED CERTIFICATES, SERIES 2007-2, NATIONSTAR MORTGAGE, LLC, HSBC BANK NEVADA NA, MIDLAND FUNDING LLC, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

5/8, 5/15, 5/22, 5/29

## SUMMONS

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

Case No. 19DR09803  
**SUMMONS**  
DOMESTIC RELATIONS

In the Matter of the Marriage of DARBY KELLY,

Petitioner,

and  
SHEREE KELLY,

Respondent,

and  
CRAIG W. CHAFFIN,

Third Party.

**TO: CRAIG W. CHAFFIN YOU ARE HEREBY REQUIRED** to appear and defend the petition filed against you in the above-entitled cause within thirty (30) days from the date of service of this summons upon you, and in case of your failure to do so, for want thereof, Petitioner will apply to the court for relief demanded in the petition.

**NOTICE TO THIRD PARTY: READ THESE PAPERS CAREFULLY!**

You may be liable for attorney fees in this case. A judgment for attorney fees can be entered against you as provided in ORS Chapter 107 should Petitioner in this case prevail.

You must "appear" in this case or the other side will win automatically. To "appear" you must file with the court a legal paper called a "motion" or "answer". The "motion" or "answer" must be given to the court clerk or administrator within 30 days along with the required filing fee. It must be in proper form and have proof of service on the Petitioner's attorney or, if the Petitioner does not have an attorney, proof of service upon the Petitioner. If you have any questions, you should see an attorney immediately. If you need help in finding an attorney, you may contact the Oregon State Bar's Lawyer Referral Service online at [www.oregonstatebar.org](http://www.oregonstatebar.org) or by calling (503) 684-3763 (in the Portland area) or toll-free elsewhere in Oregon at (800)452-7636.

FERDER, CASEBEER, FRENCH & STERN LLP  
DATED: April 24, 2020  
/s/ Christopher J. Casebeer  
Christopher J. Casebeer,  
Attorney for Petitioner

STATE OF OREGON )  
County of Marion ) ss.  
I, the undersigned attorney of record for Petitioner, certify that the foregoing is an exact and complete copy of the original summons in the above-entitled cause.

TO THE OFFICER OR OTHER PERSON SERVING THIS SUMMONS: You are hereby directed to serve a true copy of this summons, together with a true copy of the petition mentioned therein, upon the Third Party, and to make your proof of service on the reverse hereof or upon a separate similar document which you shall attach hereto.

/s/ Christopher J. Casebeer  
Christopher J. Casebeer,  
Attorney for Petitioner

4/24, 5/1, 5/8, 5/15

## puzzle answers

A	H	E	M	H	A	C	K	R	O	L	L	O
R	A	J	A	E	R	I	N	A	L	I	E	N
O	D	E	R	L	I	R	E	B	L	O	W	S
M	A	C	N	A	M	A	R	A	S	B	A	N
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I	S	S	U	E	G	E	E	R	C	O	R	E
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			V	E	S	T	A	S	T	R	A	L
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R	I	A	N	T	L	I	N	T	A	G	O	N
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M	A	Y	A	S	S	E	E	R	P	E	E	N

7	8	5	3	9	6	4	1	2				
3	9	4	1	5	2	7	6	8				
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5	2	7	9	1	3	6	8	4				
9	1	6	7	8	4	2	5	3				

Behind the wheel  
there is  
no such thing  
as a small distraction.

AAOS  
AMERICAN ACADEMY OF  
ORTHOPAEDIC SURGEONS  
DecideToDrive.org