

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

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

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 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. 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. Telephone: (360) 260-2253 Toll-free: 1-800-970-5647 S&S 19-125016

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

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

PUBLISHED SUMMONS

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

No. 20CV12266
PUBLISHED SUMMONS

In the Matter of the Estate of DOROTHY W. BARNES, Plaintiff,

vs.

EUGENE ARNOLD, Defendant.

To: Eugene Arnold, defendant in the Complaint filed in the above-captioned matter.

IN THE NAME OF THE STATE OF OREGON, you are hereby required to appear and defend the complaint filed against you in the above-entitled court on or before the expiration of 30 days from the date of the first publication of this summons; if you fail to so appear and answer, Plaintiff will apply to the above-entitled court for the relief prayed for in the Complaint, to wit:

For the summary statement of the complaint, for Plaintiff's first claim for relief for abandonment, that any equitable interest Defendant Eugene Arnold had in the following described real property under the land sale contract described in the complaint is extinguished, and in the alternative, under Plaintiff's second claim for relief for strict foreclosure, a judgment strictly foreclosing the contract and any interest defendant had in the property, because of the defaults described in the complaint. The subject property is:

Lots 1 and 2, Block 1, PRATT'S ADDITION, in the City of Salem, Marion County, Oregon.

More particularly, Plaintiffs pray for a judgment:

1. For Plaintiff's first claim for relief for abandonment, that any equitable interest Defendant had in the property under the land sale contract is extinguished, and that Plaintiff is placed in the same position that Plaintiff was in prior to the contract, and that Plaintiff has all right, title, and interest in the property.

In the alternative, under Plaintiff's second claim for relief for strict foreclosure, Plaintiff prays for a judgment as follows:

2. In the alternative, under Plaintiff's second claim for relief for strict foreclosure, a judgment strictly foreclosing the contract, requiring Defendant to pay the Clerk of the Court the amount due under the contract of not less than \$5,000.00, with the exact amount to be determined at trial, together with Plaintiff's cost of foreclosure guarantee in the amount of \$1,250.00, a title company records report in the amount of \$25.00, and mailing costs of \$42.40, together with any costs and fees allowed herein, requiring Defendant to pay and satisfy all unpaid, delinquent real property taxes owed to Marion County on the Property in an amount of not less than \$38,268.93, with interest accruing, and redeem the Property from Marion County tax foreclosure, and provide proof of payment and satisfaction thereof to the Clerk, to correct the substantial waste, damage, repairs, and deterioration to the Property as described in the Correction and Compliance Notices from the City of Salem, so that the Property is no longer subject to substantial fines and sanctions by the City of Salem, clean up the substantial amounts of rubbish and debris from the Property, removes the noxious vegetation and weeds from the property, and remove all liens Defendant consented to or allowed against the Property, within ten (10) days from the date of Judgment, or within such other time as the Court may affix for such payments and corrective action.

3. If under Plaintiff's alternative, second claim for relief for strict foreclosure, Defendant pays these sums to the Clerk of the Court, pays all delinquent and unpaid real property taxes to Marion County, redeems the Property from tax foreclosure, corrects the substantial waste, damage, repairs, and deterioration to the Property as described in the Correction and Compliance Notices from the City of Salem, so that the Property is no longer derelict and a nuisance, and no longer subject to substantial fines and sanctions by the City of Salem, clean up the substantial amounts of rubbish and debris from the Property, remove the overgrown noxious vegetation and weeds from the property, and remove all liens Defendant consented to or allowed against the Property, within ten (10) days from the date of Judgment, or within such other time as the Court may affix for such payments and corrective action, requiring Plaintiff to deliver deed to the property to Defendant.

4. If under Plaintiff's alternative, second claim for relief for strict foreclosure, Defendant fails to pay these sums to the Clerk of the Court within ten (10) days, or within such other time as the Court may affix for such payment, fails to pay all delinquent and unpaid real property taxes to Marion County, redeem the Property from tax foreclosure, and correct the other defaults described herein, ordering the Defendant to be forever foreclosed of all interest in the property and all sums previously paid on the contract; that Plaintiff be put into immediate and exclusive possession of the property; and that a writ of assistance be issued by the Court Clerk assisting Plaintiff to gain possession of the property.

5. That Plaintiff have such other relief as the Court deems equitable. This summons is published by the order of the above-entitled court made and entered on the 5th day of May, 2020, directing publication of this summons once each week for four consecutive weeks in a newspaper of general circulation in Marion County, Oregon.

Date of first publication:

May 15, 2020.

NOTICE TO THE DEFENDANT: READ THESE PAPERS CAREFULLY!

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 from the date of the first publication specified herein along with the required filing fee. It must be in proper form and have proof of service on the Plaintiff's attorney or, if the Plaintiff does not have an attorney, proof of service upon the Plaintiff.

If you have any questions, you should see an attorney immediately. If you need help in finding an attorney, you may call the Oregon State Bar's Lawyer Referral Service at (503) 684-3763 or toll-free in Oregon at (800) 452-7636.

If you have questions, you should see an attorney immediately.

DATED this 15th day of May, 2020.

JARROD F. HOWARD,
OSB #093888
1114 - 12th Street SE
Salem, OR 97302
(503) 363-9264

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. 20PB02953
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of: TOBY JOYCE BODKIN, Deceased.

NOTICE IS HEREBY GIVEN that William S. Howard Jr. has been appointed personal representative. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned personal representative, c/o James M. Hanson Jr., Attorney at Law, 494 State Street, Suite 300H, 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, James M. Hanson Jr.

Dated and first published May 15, 2020.

James M. Hanson Jr.
Attorney for
Personal Representative
494 State St., Ste 300H
Salem, OR 97301
(503) 580-7045

5/15, 5/22, 5/29

NOTICE TO INTERESTED PERSONS

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

Probate Department
Case No.: 20 PB 02541
NOTICE TO INTERESTED PERSONS

In the Matter of the Estate of Clyde Daniel Frazier, Deceased

NOTICE IS HEREBY GIVEN that Michael W. Clayton 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, Suite 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 May 15, 2020.

**Michael W. Clayton
Personal Representative
10035 West Argent Road
Pasco, WA 99301**

**Maria C. Schmidkofer,
OSB No. 075169
Schwabe, Williamson,
& Wyatt, PC
Attorneys for the
Personal Representative**
530 Center Street NE, Suite 730
Salem, OR 97301
Published: 5/15, 5/22, 5/29

5/15, 5/22, 5/29