

Public Notices

/s/ Jarrod F. Howard,
OSB No. 093888

4/8, 4/15, 4/22

NOTICE TO INTERESTED PERSONS

NOTICE TO INTERESTED PERSONS

Anna Snoda Fitzgerald has been appointed Personal Representative of the ESTATE OF BEVERLY LUCILLE FITZGERALD, deceased, by judgment of the Circuit Court of the State of Oregon for Marion County, Probate Case No. 22PB01512. All persons having claims against the estate are hereby required to present them, with vouchers attached, to the undersigned Personal Representative, c/o Susan P. Cook, Attorney at Law, 790 State Street, PO Box 5943, Salem, OR 97304, within four (4) months after the date of first publication of this notice as stated below, or they may be barred.

All persons whose rights may be affected by the proceedings may obtain additional information from the records of this court, the Personal Representative or the attorney for the Personal Representative.

Dated and first published: April 08, 2022.

Anna Snoda Fitzgerald
Personal Representative

Susan P. Cook, OSB #962492
Attorney for Personal Representative
790 State Street
PO Box 5943
Salem, OR 97304
(503)910-0900
e-mail: spcook@willamette.edu

4/8, 4/15, 4/22

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION NOTICE TO CLAIMANTS

Case No.: 22PB03054

In the Matter of the Trust Estate of, GERALD W. FRANK,

Deceased

NOTICE IS HEREBY GIVEN that WILLIAM D. SCHAUB and L. MARTIN BRANTLEY are the successor Trustees of the Gerald W. Frank Administrative Trust ("Trust"), which is a sub-trust created under the Gerald W. Frank Living Trust, dated December 12, 2001. The name of the settlor of the Trust is Gerald W. Frank. All persons having claims against the Gerald W. Frank Trust estate must present them to the Trustees in care of the undersigned attorney for the Trustees at P.O. Box 741, Salem, OR 97308. Claims must be presented within four (4) months after the date of first publication of this notice or they may be barred.

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

DATED AND FIRST PUBLISHED this 8th day of April, 2022.

By: Con P. Lynch,
OSB #832779

Of Attorney for the successor Trustees

4/8, 4/15, 4/22

NOTICE TO INTERESTED PERSONS

NOTICE OF PUBLIC HEARING AMENDMENT TO KEIZER DEVELOPMENT CODE TEXT AMENDMENT CASE 2022-01

PURPOSE OF HEARING: The City Council will hold a public hearing to consider revisions to the Keizer Development Code and Comprehensive Plan to comply with the State of Oregon's House Bill 2001

provisions.

- Keizer Development Code Sections 1.200, 2.102, 2.103, 2.104, 2.105, 2.107, 2.130, 2.301, 2.303, 2.314, 2.315, 2.403, 2.404, 2.432, 3.101, 3.115, 3.116

- Comprehensive Plan Section: Residential Development Goals, Objectives and Policies

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, May 2, 2022: 7:00 PM.

LOCATION OF HEARING: Keizer City Council Chambers, Keizer City Hall, 930 Chemawa Road NE, Keizer, COVID protocols may be enforced within the Council Chambers.

HOW TO PARTICIPATE: Anyone desiring to speak for or against the proposal may do so in person, or by representative, at the public hearing or may submit written comments to the Keizer Planning Department (930 Chemawa Road NE, Keizer, 97307, or 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 Council meeting will be broadcast live on Keizer Comcast Channel 23 and is also available on the internet at www.keizertv.com.

The file with the staff recommendation relating to the above land use case may be reviewed on-line at www.keizer.org, or hard copies may be obtained at City Hall for a reasonable cost. 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 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, Planning Department or it can be reviewed on-line at 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

4/22

SHERIFF'S NOTICE

On 11th day of May, 2022, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4270 STRAWBERRY CT NE, SALEM, in the case of SPECIALIZED LOAN SERVICING, LLC, Plaintiff, vs. ARNETTE M. HAIDER, MAJORIE A. TEUFEL, HOME 123 CORPORATION, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AND PERSONS OR PARTIES UNKNOWN CLAIMING AND RIGHT, TITLE, LIEN OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, Defendant(s). For more information go to <http://oregonsheriffssales.org>

4/8, 4/15, 4/22, 4/29

SHERIFF'S NOTICE

On 12th day of May, 2022, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 165 IDYLWOOD DRIVE SE

, SALEM, in the case of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff, vs. RICHARD DAVENPORT, CHRISTINA M. DAVENPORT, STATE OF OREGON, LYNITTE LEWIS, CASCADE COLLECTIONS, INC, ACCTCORP INTERNATIONAL OF SALEM, RAY KLEIN, INC, CAPITAL ONE BANK (USA), N.A., PARTIES IN POSSESSION, Defendant(s). For more information go to <http://oregonsheriffssales.org>

4/8, 4/15, 4/22, 4/29

SHERIFF'S NOTICE

On 10th day of May, 2022, 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; STACEY 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; and ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1965 GRANT ST NE, SALEM, OR 97301, Defendant(s). For more information go to <http://oregonsheriffssales.org>

4/8, 4/15, 4/22, 4/29

SHERIFF'S NOTICE

On 18th day of May, at 10:00 AM at the main entrance of the Marion County Courthouse, in Salem, OR, the defendant's interest will be sold, subject to redemption, in the real property commonly known as: 570 Rural Avenue S, Salem, Oregon, 97302. The court case number is 15CV18191, where plaintiff Joann Claggett Carson, and defendant(s) is/are Brian Rybloom; Kevin Winder; Invest Northwest, LLC, an Oregon limited liability company; PEG LEG Properties, LLC, an Oregon limited liability company; and Travelers Casualty and Surety Company of America, a Connecticut corporation. For more information on this sale go to: <http://oregonsheriffssales.org/>

4/15, 4/22, 4/29, 5/6

SHERIFF'S NOTICE

On 9th day of May, 2022, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 2425 Lansing Ave NE, Salem, in the case of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff, vs. RONALD L. SPERRY III, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BURTON N SORENSON, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

4/8, 4/15, 4/22, 4/29

NOTICE OF SALE

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 \$2,132.21, from September 1, 2020, monthly payments in the sum of \$2,141.46, from October 1, 2020, monthly payments in the sum of \$2,065.31, from February 1, 2021, monthly payments in the sum of \$1,930.15, from August 1, 2021 and monthly payments in the sum of \$1,927.19, from November 1, 2021, plus the sum of \$10,110.37 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 \$26,053.68 through January 24, 2022, together with interest thereon at the rate of 5.25% per annum from January 25, 2022, plus the sum of \$15,768.37 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 June 15, 2022, 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 "Reinstatement/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: 01-27-2022

JANEWAY LAW FIRM, LLC, formerly known as Shapiro & Sutherland, LLC, Successor Trustee
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JLF 19-125806

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