

## public notices

**TRUSTEE'S NOTICE OF SALE****TRUSTEE'S NOTICE OF SALE**

Nicholas W. Coffey and Susan Y. Coffey, are the Grantors, Josselson & Potter, is the Trustee, located at 9400 SW Beaverton-Hillsdale Highway, Suite 131-A, Beaverton, Oregon 97005, to Gregory Funding LLC, an Oregon limited liability company, located at 9400 Beaverton-Hillsdale Highway, Suite 145, Beaverton, Oregon 97005, Beneficiary, Deed of Trust dated April 20, 2007, recorded on April 25, 2007, as Reel: 2803, Page: 209, of the mortgage records of Marion County, Oregon, covering the real property described as follows:

Beginning at the Northeast corner of Lot 20, Pioneer Heights, in Marion County, State of Oregon, (See Volume 14, Page 11, Record of Town Plats for said County and State); thence Westerly, along the North line thereof, 165 feet; thence Southerly, parallel with the West line thereof, 100 feet to a point in the South line of Lot 20; thence, Easterly, along said South line, 165 feet to the Southeast corner thereof; thence Northerly, along the East line thereof, 100 feet to the place of beginning.

Also known as: 3295 Hulsey Avenue SE, Salem, Oregon 97302

Appointment of Trustee, in which the Beneficiary named as Trustee, Irving Potter, was recorded on April 25, 2007, as Reel: 2803, Page: 209, and an Appointment of Successor Trustee, in which the Beneficiary names as Trustee Josselson & Potter, was recorded on June 17, 2015, as Reel: 3710, Page: 403, in the Official Records, Marion County, Oregon.

The beneficiary or the beneficiary's successor in interest has declared all obligations secured by said trust deed immediately due and payable, said sums being the following: The default for which the foreclosure is made is grantor's failure to pay when due the following sums: \$1,629.69 principal payments; \$4,031.37 interest payments; and \$1,535.04 escrow payments as of June 1, 2015. By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: \$144,013.52 principal balance, with interest thereon at the rate of 5.625% per year from December 1, 2014 until paid; \$4,031.37 interest payments (December 2014 - June 2015); \$235.90 accrued and unpaid late charges; together with title expense, costs, trustee's fees and reasonable attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary or the beneficiary's successor in interest for protection of the above-described real property and its interest in it.

Notice is given that the Beneficiary and Trustee have elected to foreclose the trust deed by advertisement and sale of Grantor's interest, at public auction to the highest bidder for cash or cash equivalent, under ORS 86.705-86.815, to satisfy the secured debt, together with expenses of sale and compensation of the trustee and reasonable attorney fees, as provided by law.

The sale will be held in the interior foyer of the main entrance of the Marion County Courthouse, located at 100 High Street NE, Salem, Oregon 97301, at 10:30 a.m., on Tuesday, November 10, 2015.

Except as shown of record, neither the Beneficiary nor the Trustee has any actual notice of a person claiming or having a junior interest to the interest of the Trustee, or of the Grantors or successor, or of any lessee or other person in possession.

Notice is further given that any person named in ORS 86.778 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment 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 obligation or trust deed, and in addition

to paying those 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 and attorney fees not exceeding the amounts provided by ORS 86.778.

Without limiting the trustee's disclaimer of representation 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 residential property at a trustee's sale.

Josselson & Potter has authorized its employee, S Katherine Joseph, to execute this document on behalf of the law firm.

DATED: June 23, 2015

JOSSELSON & POTTER  
S. Katherine Joseph  
OSB# 052963

For further information contact: Josselson & Potter  
9400 SW Beaverton-Hillsdale Highway  
Suite 131-A  
Beaverton, OR 97005  
(503) 228-1455 phone  
(503) 228-0171 fax

Under the Fair Debt Collection Practices Act, this is an attempt to collect a debt and any information obtained will be used for that purpose. However, in the event you have been discharged pursuant to or are under the protection of federal bankruptcy law, this letter is not an attempt to collect the debt against you personally, but is notice of a possible enforcement of the lien against the collateral property.

8/14, 8/21, 8/28, 9/4

**PUBLISHED SUMMONS**

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION Juvenile Department Case No. 15JU03635 PUBLISHED SUMMONS In the Matter of DANIEL GARCIA, A Child.

TO: Carlos Garcia Martinez IN THE NAME OF THE STATE OF OREGON:

A Petition has been filed asking the court to terminate your parental rights to the above-named child for the purpose of placing the child for adoption. YOU ARE REQUIRED TO PERSONALLY APPEAR BEFORE the **Marion County Juvenile Court at 3030 Center St NE Salem, OR 97301**, on the **14th day of September, 2015 at 9:00 a.m.** to admit or deny the allegations of the petition and to personally appear at any subsequent court-ordered hearing. YOU MUST APPEAR PERSONALLY IN THE COURTROOM ON THE DATE AND AT THE TIME LISTED ABOVE. AN ATTORNEY MAY NOT ATTEND THE HEARING IN YOUR PLACE. THEREFORE, YOU MUST APPEAR EVEN IF YOUR ATTORNEY ALSO APPEARS.

This summons is published pursuant to order of the circuit court judge of the above-entitled court, dated July 24, 2015. The orders direct that this summons be published once each week for three consecutive weeks, making three publications in all, in a published newspaper of general circulation in Marion County, Oregon.

Date of first publication: August 14, 2015

Date of last publication: August 28, 2015

**NOTICE**

**READ THESE PAPERS CAREFULLY**

IF YOU DO NOT APPEAR PERSONALLY BEFORE THE COURT OR DO NOT APPEAR AT ANY SUBSEQUENT COURT-ORDERED HEARING, the court may proceed in your absence without further notice and TERMINATE YOUR PARENTAL RIGHTS to the above-named child either ON THE DATE SPECIFIED IN THIS SUMMONS OR ON A FUTURE DATE, and may make such orders and take such action as authorized by law.

**RIGHTS AND OBLIGATIONS**

(1) YOU HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY IN THIS MATTER. If you are currently

represented by an attorney, CONTACT YOUR ATTORNEY IMMEDIATELY UPON RECEIVING THIS NOTICE. Your previous attorney may not be representing you in this matter.

IF YOU CANNOT AFFORD TO HIRE AN ATTORNEY, and you meet the state's financial guidelines, you are entitled to have an attorney appointed for you at state expense. TO REQUEST APPOINTMENT OF AN ATTORNEY TO REPRESENT YOU AT STATE EXPENSE, YOU MUST IMMEDIATELY CONTACT the Marion County Juvenile Department, 3030 Center St NE Salem, OR 97301, phone number 503-588-5291, between the hours of 8:00 a.m. and 5:00 p.m. for further information.

IF YOU WISH TO HIRE AN ATTORNEY, please retain one as soon as possible and have the attorney present at the above hearing. If you need help 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 ARE REPRESENTED BY AN ATTORNEY, IT IS YOUR RESPONSIBILITY TO MAINTAIN CONTACT WITH YOUR ATTORNEY AND TO KEEP YOUR ATTORNEY ADVISED OF YOUR WHEREABOUTS.

(2) If you contest the petition, the court will schedule a hearing on the allegations of the petition and order you to appear personally and may schedule other hearings related to the petition and order you to appear personally. IF YOU ARE ORDERED TO APPEAR, YOU MUST APPEAR PERSONALLY IN THE COURTROOM, UNLESS THE COURT HAS GRANTED YOU AN EXCEPTION IN ADVANCE UNDER ORS 419B.918 TO APPEAR BY OTHER MEANS INCLUDING, BUT NOT LIMITED TO, TELEPHONIC OR OTHER ELECTRONIC MEANS. AN ATTORNEY MAY NOT ATTEND THE HEARING(S) IN YOUR PLACE.

**PETITIONER'S ATTORNEY**

Sarah S. Morris  
Sr. Assistant  
Attorney General  
Department of Justice  
1162 Court Street NE  
Salem, OR 97301-4096  
Phone: (503) 934-4400

ISSUED this 3rd day of August, 2015.

Issued by:  
Sarah S. Morris #964319  
Sr. Assistant  
Attorney General

8/14, 8/21, 8/28

**PUBLISHED SUMMONS**

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION Juvenile Department Case No. 15JU03636 PUBLISHED SUMMONS In the Matter of DANIEL GARCIA, A Child.

TO: Elizabeth Aguilera Diaz IN THE NAME OF THE STATE OF OREGON:

A Petition has been filed asking the court to terminate your parental rights to the above-named child for the purpose of placing the child for adoption. YOU ARE REQUIRED TO PERSONALLY APPEAR BEFORE the **Marion County Juvenile Court at 3030 Center St NE Salem, OR 97301**, on the **14th day of September, 2015 at 9:00 a.m.** to admit or deny the allegations of the petition and to personally appear at any subsequent court-ordered hearing. YOU MUST APPEAR PERSONALLY IN THE COURTROOM ON THE DATE AND AT THE TIME LISTED ABOVE. AN ATTORNEY MAY NOT ATTEND THE HEARING IN YOUR PLACE. THEREFORE, YOU MUST APPEAR EVEN IF YOUR ATTORNEY ALSO APPEARS.

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PERSONALLY BEFORE THE COURT OR DO NOT APPEAR AT ANY SUBSEQUENT COURT-ORDERED HEARING, the court may proceed in your absence without further notice and TERMINATE YOUR PARENTAL RIGHTS to the above-named child either ON THE DATE SPECIFIED IN THIS SUMMONS OR ON A FUTURE DATE, and may make such orders and take such action as authorized by law.

**RIGHTS AND OBLIGATIONS**

(1) YOU HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY IN THIS MATTER. If you are currently represented by an attorney, CONTACT YOUR ATTORNEY IMMEDIATELY UPON RECEIVING THIS NOTICE. Your previous attorney may not be representing you in this matter.

IF YOU CANNOT AFFORD TO HIRE AN ATTORNEY, and you meet the state's financial guidelines, you are entitled to have an attorney appointed for you at state expense. TO REQUEST APPOINTMENT OF AN ATTORNEY TO REPRESENT YOU AT STATE EXPENSE, YOU MUST IMMEDIATELY CONTACT the Marion County Juvenile Department, 3030 Center St NE Salem, OR 97301, phone number 503-588-5291, between the hours of 8:00 a.m. and 5:00 p.m. for further information.

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**PETITIONER'S ATTORNEY**

Sarah S. Morris  
Sr. Assistant  
Attorney General  
Department of Justice  
1162 Court Street NE  
Salem, OR 97301-4096  
Phone: (503) 934-4400

ISSUED this 3rd day of August, 2015.

Issued by:  
Sarah S. Morris #964319  
Sr. Assistant  
Attorney General

8/14, 8/21, 8/28

**NOTICE TO INTERESTED PERSONS**

CIRCUIT COURT OF OREGON COUNTY OF MARION Case No. 15PB02928 NOTICE TO INTERESTED PERSONS In The Matter Of The Estate Of

Darla Clarke, AKA Darla T. Clarke, Darla J. Wilson, or Darla J. Clarke, Deceased.

Notice: The Circuit Court of the State of Oregon, for the County of Marion, has appointed Stan Butterfield as Personal Representative of the Estate of Darla Clarke, aka Darla T. Clarke, Darla J. Wilson, or Darla J. Clarke, deceased. All persons having claims against said estate are required to present the same, with proper vouchers to Stan Butterfield, Personal Representative, c/o Freeman Green, 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 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 on August 14, 2015.

Stan Butterfield,  
Personal Representative

**Attorney For Personal Representative:**

Freeman Green,  
OSB# 080737  
Saalfeld Griggs PC  
PO Box 470  
Salem, OR 97308  
Ph: (503) 399-1070  
Fax: (503) 371-2927  
Email: fgreen@sglaw.com

8/14, 8/21, 8/28

**TRUSTEE'S NOTICE OF SALE****TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain trust deed made by LEE FRAKES AND HEATHER FRAKES, as Grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee,\* in favor of DONALD GRIESENAUER, TRUSTEE OF THE DONALD GRIESENAUER TRUST DATED MARCH 17, 2005, as Beneficiary\*\*, dated May 6, 2010, recorded May 10, 2010, in the mortgage records of Marion County, Oregon, at Reel 3174, Page 310, covering the following described real property situated in said county and state, to wit:

Parcel 1 of PARTITION PLAT NO. 94-06, recorded January 25, 1994, in Reel 1137, Page 720, Film Records for Marion County, Oregon.

Together with a 25 foot access and utility easement over Parcels 2 and 3 as set forth on the Partition Plat 94-06, recorded January 25, 1994, in Reel 1137, Page 720, Film Records for Marion County, Oregon.

Said real property is commonly known as 5043 Tyler Lane NE, Keizer, Oregon.

\*The successor Trustee is Nicholas J. Hennemann, Attorney at Law.

\*\*The beneficial interest in said trust deed was subsequently assigned to Susan Iverson.

Both the Beneficiary and the Trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a Notice of Default has been recorded pursuant to Oregon Revised Statute 86.752. The default for which foreclosure is made is Grantor's failure to pay when due the following sums: The monthly payment of \$711.00 for the months of July 2014 through May 2015, plus the failure to pay current the real property taxes.

By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: \$88,530.04 with interest thereon at the rate of 6.00 percent per annum beginning January 24, 2015; together with penalties, title expenses, costs, Trustee's fees and attorneys' fees incurred herein by reason of said default; and any further sums advanced by the Beneficiary for the protection of the above described real property and its interest therein.

WHEREFORE, notice hereby is given that the undersigned Trustee will on October 20, 2015, at the hour of 11:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at the following place: The front steps of the Marion County Courthouse, 100 High Street Northeast, in the City of Salem, County of Marion, State of Oregon, sell at public auction to the highest bidder for cash the interest in the described real property which the Grantor had or had power to convey at the time of the execution by Grantor of the trust deed, together with any interest which the Grantor or Grantor's successors in interest acquired after the execution of the 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 that reinstatement or payoff quotes requested pursuant to ORS 86.786 and 86.789 must be timely communicated in a written request that complies with the statute addressed to the Trustee either by personal delivery to the Trustee's physical office set forth in this notice, or by certified mail, return receipt requested, addressed to the Trustee's post office box address set forth in this notice. Notice is further given that any person

named in ORS 86.778 has the right under ORS 86.778 to have the proceeding dismissed and the trust deed reinstated by paying the entire amount then due (other than such portion as would not then be due had no default occurred), together with costs, Trustee's fees and attorney fees not exceeding the amounts provided by ORS 86.778, and by curing any other default complained of in the notice of default that is capable of being cured, at any time that is not later than five days before the date last set for the sale.

In construing this notice, 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.

Dated: May 29, 2015.

/s/ Nicholas J. Hennemann,  
Trustee

For further information, please contact:

Nicholas J. Hennemann,  
Trustee  
Stephen L. Tabor, P.C.  
131 W. Main Street  
P.O. Box 350  
Sublimity, OR 97385  
(503) 769-8089

This communication is from a debt collector and is an attempt to collect a debt. Any information obtained will be used for that purpose.

8/14, 8/21, 8/28, 9/4

**NOTICE OF SHERIFF'S SALE**

On 11th day of September, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 596 SE Ashley Ct, Jefferson, in the case of CAPITAL ONE, N.A., its successors in interest and/or assigns, Plaintiff, vs. STEVE FUSSELL, MARION AND POLK SCHOOLS CREDIT UNION, QUICK COLLECT, INC., JOHN AND JANE DOES, 1 THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). For more information go to <http://oregonsheriffssales.org>

8/14, 8/21, 8/28, 9/4

**NOTICE OF SHERIFF'S SALE**

On 11th day of September, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 20364 Fern Ridge Rd SE, Stayton, in the case of ONEWEST BANK, FSB, its successors in interest and/or assigns, Plaintiff, vs. UNKNOWN HEIRS OF DONNA L. JONES, KAREN L. BOEDIGHEIMER, AS AFFIANT OF THE ESTATE OF DONNA L. JONES, KAREN L. BOEDIGHEIMER, INDIVIDUALLY, STEPHEN E. BATTLE, AS AFFIDANT OF THE ESTATE OF DONNA L. JONES, INDIVIDUALLY, UNITED STATES OF AMERICA, STATE OF OREGON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

8/14, 8/21, 8/28, 9/4

**NOTICE OF SHERIFF'S SALE**

On 11th day of September, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4363 Sylvia Court SE, Salem, in the case of U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-BC1, its successors in interest and/or assigns, Plaintiff, vs. JEFF SALEEN AKA JEFF L. SALEEN AKA JEFFREY LANCE SALEEN, REBECCA SALEEN AKA REBECCA JEANETTE SALEEN, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

8/14, 8/21, 8/28, 9/4