

## public notices

**NOTICE TO INTERESTED PERSONS**

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

No. 15PB01648  
NOTICE TO INTERESTED PERSONS  
In the Matter of the Estate of: DONNA MARIE SULLIVAN, deceased.

NOTICE IS HEREBY GIVEN that the undersigned have been appointed Co-Personal Representatives of the above estate. All persons having claims against the estate are required to present them with proper vouchers to the undersigned Co-Personal Representatives at Evans|Batlan, Attorneys at Law, 969 - 13th Street S.E., Salem, Oregon 97302, within four months after the date of first publication of this notice, or claims may be barred.

All persons whose rights may be affected by the proceedings hereby are advised that additional information may be obtained from the records of the above entitled court, the Co-Personal Representatives, or the attorney for the Co-Personal Representatives.

Dated this 29th day of April, 2015.  
MAUREEN KIRKBRIDE,  
Co-Personal Representative

KAREN SULLIVAN,  
Co-Personal Representative

CO-PERSONAL REPRESENTATIVES:  
MAUREEN KIRKBRIDE  
KAREN SULLIVAN  
338 SW Harrison St.,  
Sheridan, OR 97378  
(503) 871-2956

ATTORNEY FOR CO-PERSONAL REPRESENTATIVES:  
CECELIA L. BATLAN,  
OSB #082560  
Evans|Batlan  
Attorneys at Law  
969 - 13th Street S.E.  
Salem, OR 97302-2504  
(503) 588-5670  
(503) 588-5673 - Fax  
celiaa@kevanslaw.com

5/8, 5/15, 5/22

**PLAINTIFF'S SUMMONS**

CIRCUIT COURT OF OREGON FOR MARION COUNTY

No. 15CV01928  
PLAINTIFF'S SUMMONS  
BY PUBLICATION

BANK OF THE WEST, Plaintiff,  
vs.  
BRIAN HUDDLESTON; CITY OF SALEM; MARGARET HUDDLESTON; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, Defendants.

To: MARGARET HUDDLESTON AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN,

IN THE NAME OF THE STATE OF OREGON: You are hereby required to appear and defend against the allegations contained in the Complaint filed against you in the above entitled proceeding within thirty (30) days from the date of service of this Summons upon you. If you fail to appear and defend this matter within thirty (30) days from the date of publication specified herein along with the required filing fee, BANK OF THE WEST will apply to the Court for the relief demanded in the Complaint. The first date of publication is **May 8, 2015.**

**NOTICE TO DEFENDANTS: 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 thirty days 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 on 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.

The object of the said action and the relief sought to be obtained therein is fully set forth in said complaint, and is briefly stated as follows:

Foreclosure of a Deed of Trust/Mortgage  
Grantors: Brian Huddleston  
Property address: 245 24th Street NE, Salem, OR 97301  
Publication: Keizer Times

DATED this 17 day of April, 2015.

Brandon Smith, OSB #124584  
Email: bsmith@robinsontait.com  
Robinson Tait, P.S.  
Attorneys for Plaintiff  
Tel: (206) 676-9640  
Fax: (206) 676-9659

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

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

Reference is made to that certain trust deed made by Jon A Nuljon as grantor, to Fidelity National Title Company of Oregon as trustee, in favor of Mortgage Electronic Registration Systems, Inc., as nominee for HomeStreet Bank as beneficiary, dated September 14, 2012, recorded September 24, 2012, in the mortgage records of Marion County, Oregon, as Document No. Reel 3427 Page 22, and assigned to HomeStreet Bank on June 19, 2013 in the records of Marion County, Oregon, as Document No. Reel 3514 Page 372, covering the following described real property situated in said county and state, to wit:

LOT 188, FRENCH PRAIRIE MEADOWS II, IN THE CITY OF GERVAIS, COUNTY OF MARION AND STATE OF OREGON.

PROPERTY ADDRESS: 274 E Ivy Ave, Gervais, OR 97026

There is a default by the grantor or other person owing an obligation or by their successor in interest, the performance of which is secured by said trust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision. The default for which foreclosure is made is grantors' failure to pay when due the following sums: monthly payments of \$808.71 beginning August 1, 2014; plus prior accrued late charges of \$217.28; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to wit: \$116,742.13 with interest thereon at the rate of 4.00000 percent per annum beginning July 1, 2014; plus prior accrued late charges of \$217.28; plus escrow advances of \$452.18; plus Pro Rata MIP/PMI of \$106.22; plus other fees of \$115.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice is hereby given that the undersigned trustee will on June 5, 2015, at the hour of 11:00 AM, in accord with the standard of time established by ORS 187.110, at Marion County Courthouse Front Entrance, 100 High Street, Salem, OR 97301, 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 real property described above, 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 the sale, including reasonable charges by the trustee. Notice is further given that any person named in ORS 86.778 has the right, 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 payment to the beneficiary of the entire amount then due (other than such portion of the principle 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 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**

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 the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Robinson Tait, P.S.

Authorized to sign on behalf of the trustee  
710 Second Ave, Suite 710  
Seattle, WA 98104

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU FILED BANKRUPTCY OR HAVE BEEN DISCHARGED IN BANKRUPTCY, THIS COMMUNICATION IS NOT INTENDED AS AN ATTEMPT TO COLLECT A DEBT FROM YOU PERSONALLY, BUT IS NOTICE OF THE ENFORCEMENT OF THE DEED OF TRUST LIEN AGAINST THE PROPERTY.

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

**NOTICE OF SHERIFF'S SALE**

On 3rd day of June, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 620 South 6th Street, Jefferson, in the case of NATIONSTAR MORTGAGE LLC, Plaintiff, vs. RYAN NESS, MISTY J. NESS, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

5/1, 5/8, 5/15, 5/22

**NOTICE OF SHERIFF'S SALE**

On 3rd day of June, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1889 Lexington Circle SE, Salem, in the case of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. GLEN W. KNICKERBOCKER, BATTLECREEK COMMONS ASSOCIATION, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

5/1, 5/8, 5/15, 5/22

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

Reference is made to that certain trust deed made by Laurita Carleton as grantor, to Fidelity National Title Ins Co as trustee, in favor of Wells Fargo Bank, N.A. as beneficiary, dated January 22, 2013, recorded January 28, 2013, in the mortgage records of Marion County, Oregon, as Document No. Reel 3467 Page 265, covering the following described real property situated in said county and state, to wit:

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 10, BLOCK 1, MAY'S

ADDITION TO MT. ANGEL, IN THE CITY OF MT. ANGEL, MARION COUNTY, STATE OF OREGON, (SEE VOLUME 5, PAGE 16, RECORD OF TOWN PLATS FOR SAID COUNTY AND STATE), WHICH POINT IS 15.00 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID LOT 10, SAID POINT OF BEGINNING BEING ALSO THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO BERNARD H. KIRSCH AND WIFE BY DEED RECORDED JUNE 22, 1949, IN VOLUME 405, PAGE 377, DEED RECORDS FOR MARION COUNTY, OREGON; THENCE WESTERLY ALONG THE SOUTHERLY LINES OF LOTS 10 AND 11 IN SAID BLOCK, 65.00 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 11, THENCE NORTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID KIRSCH PROPERTY, 100.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 11, THENCE EASTERLY ALONG THE NORTHERLY LINES OF LOT 11, AND 10, 65.00 FEET TO THE NORTHWEST CORNER OF SAID KIRSCH PROPERTY, WHICH POINT IS 15.00 FEET WESTERLY FROM THE NORTHEAST CORNER OF LOT 10, THEN SOUTHERLY ALONG THE WESTERLY LINE OF SAID KIRSCH PROPERTY, 100.00 FEET TO THE PLACE OF BEGINNING.

PROPERTY ADDRESS: 295 MAY ST, Mt Angel, OR 97362

There is a default by the grantor or other person owing an obligation or by their successor in interest, the performance of which is secured by said trust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision. The default for which foreclosure is made is grantors' failure to pay when due the following sums: monthly payments of \$1,010.80 beginning July 1, 2014; plus corporate advances of \$15.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to wit: \$151,169.91 with interest thereon at the rate of 4.00000 percent per annum beginning June 1, 2014; plus advances of \$1,208.85; plus Pro Rata MIP/PMI of \$137.32; plus other fees of \$590.00; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice is hereby given that the undersigned trustee will on June 26, 2015, at the hour of 11:00 AM, in accord with the standard of time established by ORS 187.110, at Marion County Courthouse Front Entrance, 100 High Street, Salem, OR 97301, 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 real property described above, 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 the sale, including reasonable charges by the trustee. Notice is further given that any person named in ORS 86.778 has the right, 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 payment to the beneficiary of the entire amount then due (other than such portion of the principle 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 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**

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 the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Robinson Tait, P.S.

Authorized to sign on behalf of the trustee  
710 Second Ave, Suite 710  
Seattle, WA 98104

5/1, 5/8, 5/15, 5/22

**PUBLISHED SUMMONS**

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

Case No. 15JU00064  
PUBLISHED SUMMONS  
In the Matter of  
GABRIEL ALEXANDER  
VALENCIA  
A Child.

TO: Felipe A. Valencia-Reyes,  
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 1st day of June, 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 March 3, 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: May 8, 2015

Date of last publication: May 22, 2015

**NOTICE CAREFULLY READ THESE PAPERS**

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**

Stacey A Wilton  
Assistant Attorney General  
Department of Justice  
1162 Court Street NE  
Salem, OR 97301-4096  
Phone: (503) 934-4400

ISSUED this 30th day of April, 2015.

Issued by:  
Stacey A Wilton #061413  
Assistant Attorney General

5/8, 5/15, 5/22

**NOTICE OF SHERIFF'S SALE**

On 5th day of June, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 166 N 13th St, Jefferson, in the case of FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors in interest and/or assigns, Plaintiff, vs. DARLENE D. THOMAS, UNKNOWN HEIRS OF DARLENE D. THOMAS, UNKNOWN HEIRS OF CINDIE M. KIEWEL, TARA R. KIEWEL, ROBERT E. KIEWEL, WILBUR THOMAS, STATE OF OREGON, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

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

**NOTICE OF SHERIFF'S SALE**

On 5th day of June, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1543 Quinn Rd, Woodburn, in the case of KEYBANK NATIONAL ASSOCIATION, Plaintiff, vs. MICHAEL WEIGEL, SENIOR ESTATES GOLF AND COUNTRY CLUB, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

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

**NOTICE OF SHERIFF'S SALE**

On 5th day of June, 2015, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 3742 Shady Ct NE, Keizer, in the case of NATIONSTAR MORTGAGE LLC, Plaintiff, vs. ARMANDO FREGOSO, MARIA RITA FREGOSO, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to [www.oregonsheriffs.com/sales.htm](http://www.oregonsheriffs.com/sales.htm)

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