NOTICE OF SHERIFF'S SALE

On 12th 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: 3043 Leah St NE, Salem, in the case of NATIONSTAR MORTGAGE LLC, its successors in interest and/or assigns, Plaintiff, vs. CHRISTOPHER A. ARNOLD AKA CHRISTOPHER ALLAN ARNOLD, REBECCA L. HOLLYRIDGE ARNOLD, HOMEOWNERS ESTATES ASSOCIATION, INC., KATIE BETH PARKS, OCCUPANTS OF THE PREMISES. Defendant(s). For more WWW. information go to oregonsheriffs.com/sales.htm

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

SUMMONS

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

No. 15AP00128 SUMMONS In the Matter of ALEJANDRO BEJAR MANZUR, A Child.

TO: CRISTANTO BEJAR MAGANA

ARE HEREBY YOU **REQUIRED** to appear and defend the petition filed against you in the aboveentitled cause within thirty (30) days from the date of service of this summons upon you. If you fail to file a written answer to the motion and order to show cause within the time provided, the court, without further notice and in the parent's absence, may take any action that is authorized by law, including but not limited to entering a judgment of adoption of the child if the court determines, on the date the answer is required or on a future date, that consent of the parent is not required and the adoption is in the best interests of the child

NOTICE TO THE RESPONDENT: 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 written answer to the motion and order to show cause within 30 days after the date on which you are served with the summons or, if service is made by publication or which you shall attach hereto. Carla M. French Attorney of Record for Petitioner

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

MOTION

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

Case No. 15AP00128 MOTION FOR ORDER TO SHOW CAUSE In the Matter of: ALEJANDRO BEJAR MANZUR, A Child.

Comes now the Petitioners and moves the court for an order setting a time and place for a hearing at which time Cristanto Bejar Magana shall appear and show cause, if any, why his consent to the adoption of the above-named child should not be dispensed with and the adoption should not be granted as prayed for in the petition for adoption.

DATED this 3 day of March, 2015.

FERDER CASEBEER FRENCH & THOMPSON, LLP CARLA M. FRENCH, OSB# 943122 Attorneys for Petitioners

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

ORDER

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

Case No. 15AP00128 ORDER TO SHOW CAUSE In the Matter of: ALEJANDRO BEJAR MANZUR, A Child.

TO: CRISTANTO BEJAR MAGANA

YOU ARE HEREBY ORDERED within 30 days of receipt of the Petition for Adoption to file with the Clerk of this Court a written answer, and furnish a true copy to Petitioner's attorney, to show cause why your consent to the adoption of the above-named child should not be dispensed with and the adoption should not be granted as prayed for in the petition for adoption.

IT IS FURTHER ORDERED that if you, without good cause, fail to file a written answer as required above, this court will enter an order granting Petitioner the relief set forth above or other appropriate relief. DATED: March 9, 2015

public notices

MARIA I. VALLES LOPEZ, ENRIQUE VALENZUELA, TASHINA M. VALENZUELA, STATE OF OREGON, FLORA MEADOWS HOMEOWNERS ASSOCIATION, CITIBANK, SUCCESSOR N.A. IN INTEREST TO CITIBANK DAKOTA SOUTH NA, UNITED FINANCE CO., OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to www.oregonsheriffs.com/ sales.htm

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

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

The Trust Deed described herein is a residential trust deed, as defined in ORS 86.705(6). This Notice of Default could be subject to the mandatory resolution conference requirements applicable to residential trust deeds being foreclosed in Oregon after July 11, 2012. See ORS 86.726. However, the lender and current beneficiary of the Trust Deed is exempt from the requirement, pursuant to ORS 86.726(1) (b). A copy of the beneficiary exemption affidavit for 2015 is on file with the Oregon Department of Justice.

À copy of the Exemption Affidavit, required pursuant to ORS 86.726(1)(b), was recorded on behalf of Columbia State Bank, in the real property records of Marion County, Oregon on February 23, 2015 in Reel 3674, at Page 344 and prior to recordation of the Notice of Default.

Reference is made to that certain Trust Deed (hereinafter "Trust Deed") made by Glen P. Zielinski and Mary Ann Zielinski, as tenants by the entirety, as Grantors, to West Coast Trust, as Trustee, in favor of West Coast Bank, as the original Beneficiary, dated January 22, 2007, executed January 29, 2007, recorded February 2, 2007, in the mortgage records of Marion County, Oregon, in Reel 2769, at Page 78, last modified by a Forbearance Agreement dated September 8, 2009, and covering the described following real property situated in the above-mentioned county and state, to wit:

Real property described in *Exhibit A*, attached hereto and incorporated by this reference herein.

Property tax account Nos. R18284, R18285, and

default for failure to timely pay when due property taxes due and owing to the Marion County Tax Collector upon the Real Property, as required in the Trust Deed, for the tax years 2011-2014, totaling \$5,978.21, as of February 16, 2015.

Because of the maturity default, the current Beneficiary has and does hereby declare all sums owing on the Promissory Note secured by the Trust Deed immediately due and payable, those sums being the following, to wit:

Principal Balance: \$232,941.89 Accrued Interest: \$131,677.02 Late Charges: \$26,633.81 Total: \$391,252.72*

*Total does not include accrued interest at the rate of \$35.60 per diem from November 11, 2014 until paid, additional late charges, expenditures, or trustee fees, and attorney fees and costs. A total payoff amount as of a specific date is available upon written request to the successor trustee.

Wherefore, notice hereby is given that the undersigned successor trustee will on Friday, July 10, 2015, at the hour of 10:00 a.m. in accord with the standard of time established by ORS 187.110, at the Front Entrance of the Marion County Courthouse, 100 High Street NE, in the City of Salem, State of Oregon, which is the hour, date and place last set for the sale, sell at public auction to the highest bidder for cash the interest in the 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 Promissory Note secured by the Trust Deed and the costs and expenses of sale, including a reasonable charge by the successor trustee. The successor trustee intends to foreclose upon the Real Property, but excluding the manufactured structure if located on the Real Property identified in Marion County Tax Account No. M127882.

Notice is further given that any person named in ORS 86.778 has the right, at any time 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 the entire amount then due (other than such portion of the principal as would not then be due had no default occurred), together with costs, trustee's fees and attorney fees and costs, and by curing any other default complained of in the Notice of Default, that is capable of being cured by tendering the performance required under the Promissory Note or Trust Deed. Finally, notice is hereby provided that without limiting the trustee's disclaimer representations of 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 of Sale, 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.

(503) 399 1070

State of Oregon, County of Marion ss.

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named Successor Trustee and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

/s/ Erich M. Paetsch Attorney for said Trustee

Exhibit A

Parcel 1: All that portion of the herein described tract lying West of River Road: Beginning 3.572 chains South 89°37' West from the Quarter Section corner of the East line of Section 6 in Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence South 32°38' West along the Oregon Electric Railroad right of way 18.81 chains to an iron rod; thence South 89°44' West 10.41 chains to the Northwest corner of Lot 1 in Block 3 of West Waconda: thence North 16° West 0.243 chains; thence South 89°44' West 8.76 chains to the center of the County Road; thence North 17°49' East along the center line of said road 1.46 chains to an iron pipe; thence North 89°48' West 8.33 chains to an iron pipe; thence North 8° East 2.14 chains to an iron rod; thence East 18.8 links to an iron bar; thence North 8° East 11.61 chains to an iron rod; thence North 89°37' East 12.03 chains to the center of the aforesaid County Road; thence North 23° West in the center of said Road 30.3 links; thence North 89°37' East 24.9 chains to the point of beginning, in the Southeast Quarter of Section 6 in Township 6 South, Range 2 West of the Willamette Meridian, Marion County, Oregon.

Parcel 2:

Beginning at the Southeast corner of the Earl D. Jones Donation Land Claim No. 50 in Section 6, Township 6 South, Range 2 West of the Willamette Meridian, Marion County Oregon; and running thence South 89°27' East feet to an iron bar; 174.11 thence North 00°32' East 787.72 feet to an iron pipe; thence North 89°56' West 174.11 feet to an iron pipe; thence North 00°58' West 204.18 feet to an iron pipe; thence North 89°54' West 102.68 feet to an iron pipe; thence South 00°36' West 988.82 feet to an iron pipe in the South line of aforesaid Earl D. Jones Donation Land

3030 Center St NE Salem, OR 97301, on the 29th 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 aboveentitled court, dated May 20, 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: June 5, 2015

Date of last publication: June 19, 2015

<u>NOTICE</u> <u>READ THESE PAPERS</u> CAREFULLY

IF YOU DO NOT APPEAR PERSONALLY BEFORE COURT OR DO THE 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

posting, within 30 days from the date of last publication or posting. In the answer you must inform the court and the petitioner of your telephone number or contact telephone number and your current residence, mailing or contact address. If you answer the motion and order to show cause the court will schedule a bearing to address the motion and order to show cause and, if appropriate, order the parent to appear personally. You have the right to be represented by an attorney. If you wish to be represented by an attorney, please retain one as soon as possible to represent you in this proceeding. If 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 contact the circuit court immediately for further information. You responsibility have the to maintain contact with petitioner's attorney and keep the attorney advised of your whereabouts.

3-3-15

FERDER, CASEBEER, FRENCH & THOMPSON LLP Carla M. French Of Attorneys 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.

Carla M. French Attorney of Record for Petitioner

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 Ricardo Adrian Larry Aguirre, and to make your proof of service on the reverse hereof or upon a separate similar document /s/ AUDREY J. BROYLES Circuit Court Judge

Submitted by: Carla M. French, OSB# 943122 Attorney for Petitioners

0,10,0,22,0,20,

NOTICE OF SHERIFF'S SALE

On 12th 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: 4370 Samantha Ct NE, Salem, in the case of BANK OF AMERICA, N.A., Plaintiff, vs. HOLLY M. PATNAUD, an individual, RAY KLEIN, INC., an Oregon corporation, MIDLAND FUNDING, LLC, a Delaware corporation, MARION COUNTY DISTRICT ATTORNEY, a governmental entity, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATES, LIEN, OR INTERST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, ADVERSE TO PLATINFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE TO THE PROEPRTY, COLLECTIVELY DESIGNATED AS DOES 1 THROUGH 50, INCLUSIVE, Defendant(s). For more information go to www. oregonsheriffs.com/sales.htm 5/15, 5/22, 5/29, 6/5

NOTICE OF SHERIFF'S SALE

On 12th 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: 1234 Elana Drive, Woodburn, in the case of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, its successors in interest and/or assigns, Plaintiff, vs.

M131251.

Real property or its address is commonly known as 10963 River Rd. NE, Gervais, OR 97026 (the *"Real Property"*). Please note that the Real Property does not include and expressly excludes the manufactured structure referred to in Marion County Property Tax Account No. M127882.

The undersigned hereby disclaims any liability for any incorrectness of the abovedescribed street address or other common designation, together with any right, title or interest in any manufactured structure located on the Real Property but not expressly included therein.

undersigned The as successor trustee hereby certifies that no assignments of the trust deed by the Trustee or by the Beneficiary and no appointments of a successor trustee have been made except as recorded in the mortgage records of the county or counties in which the above-described Real Property is situated together with appointing Saalfeld Griggs PC as the current successor trustee; further, that no action has been instituted to recover the debt, or any part thereof, now remaining secured by the Trust Deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7).

The Real Property will be sold to satisfy the Promissory Note identified below secured by the Trust Deed and a Notice of Default has been recorded pursuant to Oregon Revised Statutes 86.752(3); the default(s) for which the foreclosure is made are the following:

Loan No.: 6000757

Grantors' failure to pay the full amount due and owing upon maturity, pursuant to the terms of the Trust Deed and that certain Promissory Note dated March 10, 2004 and referenced therein (**"Promissory Note"**).

Grantors are further in

The mailing address for the successor trustee, as referenced herein, is as follows:

Erich M. Paetsch, Vice President Saalfeld Griggs, P.C, Successor Trustee P.O. Box 470 Salem, OR 97308-0470 Trustee's Telephone Number: 503-399-1070

Dated: This 5th day of March, 2015. Saalfeld Griggs PC, Successor Trustee /s/ Erich M. Paetsch By: Erich M. Paetsch, OSB# 993350 Its: Vice President

Trustee telephone number:

Claim; thence South 89°00' East along said South line 102.20 feet to the point of beginning.

Also, a right of way as follows:

Beginning at the most Easterly Northeast corner of the above described tract, which Northeast corner is 174.11 feet South 89°27' East and 787.72 feet North 00°32 East from said Southeast corner of the Earl D. Jones Donation Land Claim; and running thence South 89°56' East 795.55 feet to an iron rod in the centerline of Market Road No. 36; thence South along said centerline 20.00 feet to a point; thence North 89°56' East 795.73 feet to a point; thence North 00°32' East 20.00 feet to the point of beginning.

Specifically excluding therefrom mobile home identified in the Marion County tax records account no. M127882 titled to the Dolores M. Zielinski Trust and according to public records purportedly attached to land identified as tax lot number R18283 located at street address 10973 River Road NE, Gervais, Oregon.

6/5, 6/12, 6/19, 6/26

PUBLISHED SUMMONS

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

Case No. 15JU01906 PUBLISHED SUMMONS In the Matter of XAVIER KING GUTIERREZ A Child.

TO: Michelle Gutierrez 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

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 REPRESENT-ED BY AN ATTORNEY, IT IS YOUR RESPONSIBILITY TO MAINTAIN CONTACT WITH YOUR ATTORNEY AND TO KEEP YOUR ATTORNEY AD-VISED OF YOUR WHERE-ABOUTS.

(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 29th day of May, 2015.

Issued by: Sarah S. Morris #964319 Sr. Assistant Attorney General 6/5, 6/12, 6/19