

public notices

NOTICE OF SHERIFF'S SALE

On 22nd day of January, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1537 Horizon Ridge Dr NE, Keizer, in the case of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRSTFRANKLIN MORTGAGE LOAN TRUST 2006-FF11, MORTGAGE P A S S T H R O U G H CERTIFICATES, SERIES 2006-FF11, its successors in interest and/or assigns, Plaintiff, vs. ALEJANDRO CASTRO RANGEL, WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST 2006- FFA, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FFA, OCCUPANTS OF THE PREMISES, Defendant(s). For more information go to <http://oregonsheriffssales.org>

12/18, 12/25, 1/1, 1/8

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.771, the following information is provided:

- 1. PARTIES:**
Grantor: JONATHAN J. MARSHALL
Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON
Successor Trustee: NANCY K. CARY
Beneficiary: OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON, Assignee of SIUSLAW BANK
- 2. DESCRIPTION OF PROPERTY:** The real property is described as follows:
Lots 4 and 5, Block 6, LABISH VILLAGE, County of Marion, State of Oregon (Plat Volume 15, Page 37)
- 3. RECORDING:** The Trust Deed was recorded as follows:
Date Recorded: July 5, 2011
Recording: Reel: 3298, Page: 315
Official Records of Marion County, Oregon
- 4. DEFAULT:** The Grantor or any other person obligated on the Trust Deed and Promissory Note secured

thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$534.00 each, due the first of each month, for the months of September 2014 through October 2015; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.

5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$66,656.62; plus interest at the rate of 3.8750% per annum from August 1, 2014; plus late charges of \$317.34; plus advances and foreclosure attorney fees and costs.

6. SALE OF PROPERTY. The Trustee hereby states that the property will be sold to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Marion County, Oregon.

7. TIME OF SALE.
Date: March 17, 2016
Time: 11:00 a.m.
Place: Outside the Front Door of the Marion County Courthouse, 100 High Street NE, Salem, Oregon

8. RIGHT TO REINSTATE. Any person named in ORS 86.778 has the right, at any time that is not later than five days before the Trustee conducts the sale, to have this foreclosure dismissed and the Trust Deed reinstated by payment to the Beneficiary of the entire amount then due, other than such portion of the principal as would not then be due had no default occurred, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.778.

NOTICE REGARDING POTENTIAL HAZARDS
(This notice is required for notices of sale sent on or after January 1, 2015.)
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.

You may reach the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 800-452-7636 or you may visit its website at: www.osbar.org. Legal assistance may be available if you have a low income and meet federal poverty guidelines. For more information and a directory of legal aid programs, go to <http://www.oregonlawhelp.org>.

Any questions regarding this matter should be directed to Lisa Summers, Paralegal, (541) 686-0344 (TS #40453.23).

DATED: October 26, 2015.
Nancy K. Cary, Successor Trustee, Hershner Hunter, LLP, P.O. Box 1475, Eugene, OR 97440.

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

TRUSTEE'S NOTICE OF SALE

OREGON TRUSTEE'S NOTICE OF SALE T.S. No: L547373 OR Unit Code: L Loan No: 8060035985/ MALLOTT AP #1: R48566 Title #: 8590352 Reference is made to that certain Trust Deed made by MELISSA J. MALLOTT as Grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY as Trustee, in favor of STATE EMPLOYEES CREDIT UNION as Beneficiary. Dated October 28, 1998, Recorded October 29, 1998 as Instr. No. --- in Book 1536 Page 379 of Official Records in the office of the Recorder of MARION County; OREGON covering the following described real property situated in said county and state, to wit: LOT 2, BLOCK 2, GLYNBROOK II, IN MARION COUNTY, OREGON. 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: 5 PYMTS FROM 05/25/15 TO 09/25/15 @ 1,442.74 \$7,213.70 Sub-Total of Amounts in Arrears:\$7,213.70 Together with any default in the payment of recurring obligations as they become due. ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and Trust Deed, the beneficiary may

insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee. The street or other common designation if any, of the real property described above is purported to be: 3530 RIVERCREST DR N., KEIZER, OR 97303 The undersigned Trustee disclaims any liability for any incorrectness of the above street or other common designation. 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: Principal \$26,423.89, together with interest as provided in the note or other instrument secured from 04/25/15, and such other costs and fees are due under the note or other instrument secured, and as are provided by statute. WHEREFORE, notice is hereby given that the undersigned trustee will, on February 16, 2016, at the hour of 10:00 A.M. in accord with the Standard Time, as established by O.R.S. 187.110, ON THE OUTSIDE STEPS OF THE MAIN ENTRANCE TO THE MARION COUNTY COURTHOUSE, 100 HIGH ST. NE, SALEM, County of MARION, State of OREGON, (which is the new date, time and place set for said sale) sell at public auction to the highest bidder for cash the interest in the said described real property which the Grantor had or had power to convey at the time of execution by him of the 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 that any person named in O.R.S. 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 then 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 herein that is capable of being cured by tendering the performance required under the obligation of the 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 and attorney's fees not exceeding the amounts provided by said O.R.S. 86.778. It will be necessary for you to contact the undersigned prior to the time you tender reinstatement or payoff so that you may be advised of the exact amount, including trustee's costs and fees, that you will be required to pay. Payment must be in the full amount in the form of cashier's or certified check. The effect of the sale will be to deprive you and all those who hold by, through and under you of all interest in the property described above. 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. The Beneficiary may be attempting to collect a debt and any information obtained may be used for that purpose. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. 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. If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number(s) on the day before the sale: (888)988-6736 or you may access sales information at salestrack.tdsf.com Free legal assistance: Oregon Law Center Portland: (503) 473-8329 Coos Bay: 1-800-303-3638 Ontario: 1-888-250-9877 Salem: (503) 485-0696 Grants Pass: (541) 476-1058 Woodburn: 1-800-973-9003 Hillsboro: 1-877-726-4381 <http://www.oregonlawcenter.org/> and Oregon Law Help Site (providing more information and a directory of legal aid programs) <http://oregonlawhelp.org/OR/index.cfm> and Oregon State Bar Lawyer Referral Service 503-684-3763 or toll-free in Oregon at 800-452-7636 <http://www.osbar.org> <http://www.osbar.org/public/ris/ris.html#referral> and information on federal loan modification programs at: <http://www.makinghomeaffordable.gov/> TAC# 985658W PUB: 01/01/16, 01/08/16, 01/15/16, 01/22/16 DATED: 10/08/15 CHRISTOPHER C. DORR, OSBA # 992526 By CHRISTOPHER C. DORR, ATTORNEY AT LAW DIRECT INQUIRIES TO: T.D. SERVICE COMPANY FORECLOSURE DEPARTMENT 4000 W. Metropolitan Drive Suite 400 Orange, CA 92868 (800) 843-0260

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

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING AMENDMENT TO KEIZER DEVELOPMENT CODE TEXT AMENDMENT CASE NO. 2015-20

PURPOSE OF HEARING:

The Planning Commission will hold a public hearing to consider proposed revisions to day care standards in Section 2.102.02.C and 2.102.04.D (Residential Single Family); 2.103.02.E and 2.103.04.D (Limited Density Residential); 2.104.02.E and 2.104.04.C (Medium Density Residential); 2.105.02.C and 2.105.02.C (High Density Residential) to increase the maximum limit from 12 to 16 children based on changes in state requirements and in each of the four sections to increase the threshold for a conditional use permit from 13 to 17 children.

LAND USE DECISION CRITERIA:

The criteria upon which the decision on this matter can be found in Section 3.111 (Text Amendments) of the Keizer Development Code.

DATE AND TIME OF HEARING:

Wednesday, January 13, 2016: 6:00 PM.

LOCATION OF HEARING:

Keizer City Council Chambers, Keizer City Hall, 930 Chemawa Road NE, Keizer.

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 Community Development Department, (930 Chemawa Road NE, Keizer, 97307, or lites@keizer.org) prior to the public hearing. The file with the staff recommendation relating to the above land use case may be reviewed on-line at Keizer.org, or hard copies may be obtained at City Hall for a reasonable cost. After the close of the hearing the Planning Commission will forward their recommendation to the City Council for their consideration. Interested persons should become involved in the decision making process. Failure to raise an issue, either in person or in writing, 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, Community Development Office or it can be reviewed on-line at <http://www2.keizer.org/commdev/Publications/code-web.pdf> - Phone # (503) 856-3441 or (503) 856-3442.

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.

1/1

NOTICE TO CLAIMANTS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION
No. 15PB06195 - Probate
In the Matter of the McKethen Revocable Trust Agreement,
Stanley Jack McKethen, Deceased

Notice is hereby given that Pioneer Trust Bank, N.A. is serving as Trustee of the McKethen Revocable Trust, dated January 6, 1999, and amendments (Trust), and as Trustee has filed a Petition for Determination of the Claims of Creditors Against Nontestamentary Trust in the Circuit Court of the State of Oregon for Marion County, Circuit Court No.15PB06195. The Trustor of the Trust is Stanley Jack McKethen.

All claims are required to be presented to Pioneer Trust Bank, N.A., Trustee, P.O. Box 2305, Salem, Oregon 97308.

Claims against the Trust estate may be barred unless presented to the Trustee at the address herein specified within four months from the date of the first publication of this notice.

All persons whose rights may be affected by these proceedings may obtain additional information from the Trustee at the address stated or from the records of the Court.

Dated and first published January 1, 2016.

Pioneer Trust Bank, N.A., Trustee of The McKethen Revocable Trust.

Sarah K. Rinehart, Attorney at Law OSB# 821142
117 Commercial Street NE, Suite 300 Salem, OR 97301
Attorney for Trustee

1/1, 1/8, 1/15

VETERANS FOUGHT FOR OUR WAY OF LIFE. IT'S OUR DUTY TO FIGHT FOR THEIRS.

America's 22 million veterans should get what they were promised. DAV helps veterans of all ages and their families get the health, disability and financial benefits they earned. And we connect them to vital services like claims assistance, medical transportation and job resources. If you're a veteran who needs free help, or you'd like to help us keep the promise, visit DAV.org.



puzzle answers

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