

## public notices

## NOTICE OF PUBLIC HEARING

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

## PURPOSE OF HEARING:

The City Council will hold a public hearing to consider proposed revisions to day care standards in Section 2.102 (Residential Single Family); 2.103 (Limited Density Residential); 2.104 (Medium Density Residential); 2.105 (High Density Residential) to increase the maximum limit from 12 to 16 children based on changes in state requirements and in each section to increase the threshold for a conditional use permit from 13 to 17 children. In addition, revise "Child day care services" to "Day care facility" in Sections 2.106 (Residential Commercial); 2.107 (Mixed Use); 2.108 (Commercial Office); 2.110 (Commercial Mixed Use); 2.113 (Industrial Business Park); 2.119 (Employment General); and 2.303 (Off Street Parking) to be consistent with terminology within Section 1.200 (Definitions). The Planning Commission unanimously recommended that the proposed text amendments be adopted.

## 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:** Tuesday, February 16, 2016 at 7:00 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 [litkes@keizer.org](mailto:litkes@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 [www2.keizer.org](http://www2.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 adopt, deny, modify, or remand back to the Planning Commission for further 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.

barred.

All persons whose rights may be affected by the proceedings may obtain additional information from the records of the court; the co-personal representative, Amy S. Lawrence; or the lawyers for the co-personal representatives, Deryl K. Nielsen, P.C.

Dated and first published on February 5, 2016.

Amy S. Lawrence  
Co-Personal Representative

Amy S. Lawrence  
Co-Personal Representative  
5189 Dome Rock Ct SE,  
Salem OR 97306

Deryl K. Nielsen, P.C.

Lawyer for Co-Personal Representatives  
PO Box 5944,  
Salem OR 97304

2/5, 2/12, 2/19

## NOTICE TO INTERESTED PERSONS

CIRCUIT COURT  
OF OREGON  
COUNTY OF MARION  
IN THE MATTER OF  
THE ESTATE  
OF PETER K. T. CHENG,  
DECEASED

Case No. 15PB06207  
NOTICE TO  
INTERESTED PERSONS

Notice: The Circuit Court of the State of Oregon, for the County of Marion, has appointed Melissa R. Schwartz as Personal Representative of the Estate of Peter K. T. Cheng, deceased. All persons having claims against said estate are required to present the same, with proper vouchers to the Personal Representative, Melissa R. Schwartz, c/o Attorney Robert J. Saalfeld, Saalfeld Griggs PC, 250 Church Street 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 February 5, 2016.

Melissa R. Schwartz,  
Personal Representative  
Steenrod, Schwartz  
& McMinniece, LLP  
3773 Cherry Creek N., Dr. #775  
Denver, CO 80209-3811  
Ph: (303) 534-5100

Attorney For Personal Representative:

Robert J. Saalfeld,  
OSB #743765  
Saalfeld Griggs PC  
PO Box 470,  
Salem, OR 97308  
Ph: (503) 399-1070  
Fax: (503) 371-2927

2/5, 2/12, 2/19

## PUBLIC NOTICE

**PUBLIC NOTICE**  
**Warehouse Lien Auction**  
**Oral Auction to be held**  
**February 27th At 10:00 A.M.**  
**AT**  
**Claxter Road Storage**  
**2688 Claxter Road NE**  
**Salem OR 97301**  
**503-393-4189**

**Units**  
**A-4 Brittany Bogle**  
**C-21 Raquel Ramirez**  
**D-32 Beverly Lang-Bunch**  
**E-22 Beverly Lang-Bunch**

**Sold as A Whole Unit**  
**Claxter Road Storage**  
**Reserves the right to refuse**  
**any and all offers.**

2/5, 2/12

## TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE  
OF SALE

Case No. 16PB 00493  
**NOTICE TO INTERESTED PERSONS**  
In the Matter of the Estate of JUDY ANN RADTKE, Deceased.

NOTICE IS HEREBY GIVEN that the undersigned has been appointed co-personal representative. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned co-personal representative, in care of her attorney, at PO Box 5944, Salem OR 97304, within four months after the date of first publication of this notice, or the claims may be

PROPERTY ADDRESS:

2425 E Nob Hill St SE, Salem, OR 97302-3733

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 \$1,068.51 beginning October 1, 2014; monthly payments of \$1,074.05 beginning March 1, 2015; plus late charges of \$127.20; plus recoverable balance of \$935.00; 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: \$131,794.32 with interest thereon at the rate of 6.00000 percent per annum beginning November 1, 2014; plus escrow advances of \$2,486.05; plus late charges of \$127.00; plus recoverable balance of \$935.00; 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 May 13, 2016, at the hour of 10:00 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 HAVE RECEIVED A DISCHARGE OF THE DEBT REFERENCED HEREIN IN A BANKRUPTCY PROCEEDING, THIS LETTER IS NOT AN ATTEMPT TO IMPOSE PERSONAL LIABILITY UPON YOU FOR PAYMENT OF THAT DEBT. IN THE EVENT YOU HAVE RECEIVED A BANKRUPTCY DISCHARGE, ANY ACTION TO ENFORCE THE DEBT WILL BE TAKEN AGAINST THE PROPERTY ONLY.

2/5, 2/12, 2/19, 2/26

## NOTICE OF SHERIFF'S SALE

On 10th day of March, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 5770 Macleay Road SE, Salem, in the case of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. FERENC IPACS-SZABO, OCCUPANTS OF THE PROPERTY, Defendant(s). For more information go to <http://oregonsheriffssales.org>

2/5, 2/12, 2/19, 2/26

## NOTICE OF PUBLIC HEARING

TRUSTEE'S NOTICE  
OF SALE

Reference is made to that certain trust deed made by TERRY OLDRIDGE, A SINGLE PERSON, as grantor, to FIDELITY NATIONAL TITLE INS CO as trustee, in favor of WELLS FARGO BANK, N.A. as beneficiary, dated November 18, 2011, recorded November 23, 2011, in the mortgage records of Marion County, Oregon, as Document No. REEL: 3336 PAGE: 241, covering the following described real property situated in said county and state, to wit:

LOT 54, WILLOW LAKE ESTATES - PHASE II, MARION COUNTY, OREGON.

PROPERTY ADDRESS: 5280 AUTUMN LEAF CRT N, KEIZER, OR 97303

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 in the total amount of \$14,688.00 beginning April 1, 2015 through January 29, 2016; less a suspense balance of \$11.47; plus accrued late charges in the amount of \$1,240.32; 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: \$190,182.47 with interest thereon at the rate of 4.62500 percent per annum beginning March 1, 2015; plus escrow advances of \$2,952.24; less a suspense balance of \$11.47; plus accumulated late charges in the amount of \$1,240.32; 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 May 25, 2016, at the hour of 10:00 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**

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Authorized to sign on behalf of the trustee  
710 Second Ave, Suite 710  
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2/5, 2/12, 2/19, 2/26

## NOTICE OF PUBLIC HEARING

CITY OF KEIZER  
NOTICE OF PUBLIC HEARING

## 2016 KEIZER LIQUOR LICENSE RENEWALS PUBLIC HEARING

As outlined by Keizer City Ordinance 2010-623, the City of Keizer is soliciting public comment prior to making a recommendation to the Oregon Liquor Control Commission on the renewal of the liquor licenses within the City of Keizer. The City of Keizer Ordinance states business owners have a responsibility to contribute to, rather than jeopardize, the well-being of the community; liquor licensees should promote, sell and serve alcoholic beverages in a responsible manner which minimizes the risks associated with its use; and should work in a partnership with the community to improve community livability.

The Keizer City Council will hold a public hearing and make a recommendation for the 2016 renewal of the establishments that sell liquor within the City of Keizer at their meeting on **Tuesday, February 16, 2016 at 7:00 p.m.** The meeting will be held in the City Council Chambers, Keizer Civic Center, 930 Chemawa Road NE, Keizer, Oregon.

If you would like to file an objection to the renewal of the license for any of the establishments listed below, please send your written statement to Tracy L. Davis, City Recorder, P.O. Box 21000, Keizer, Oregon 97307 no later than **Tuesday, February 16, 2016 at 5:00 p.m.**

KEIZER LIQUOR ESTABLISHMENTS		
Trade Name	License Type	Address
7-Eleven Store #2362-17727G (south)	Off Premises Sales	4380 River Road N
7-Eleven Store #2362-17762C (north)	Off Premises Sales	5550 River Road N
Abby's Pizza	Limited On Premises Sales	3451 River Road N
AJ's Hideaway Bar and Grill	Full On Premises - Commercial	5048 River Road N
All Stars Sports Grill	Full On Premises - Commercial	4900 River Road N
B&S Market	Off Premises Sales	6375 River Road N
Bi Mart #624	Off Premises Sales	3862 River Road N
Birdie's Bistro	Full On Premises - Commercial	3860 River Road N Suite 101
Chen's Dynasty	Limited On Premises Sales	5069 River Road N
Cherry Ave Market and Deli	Off Premises Sales	3740 Cherry Avenue
Cherry's Nagami	Limited On Premises Sales	4914 River Road N
Chipotle Mexican Grill	Full On Premises Sales	6198 Ulali Drive NE
Coopers Deli & Pub	Limited On Premises - Commercial	5408 River Road N
Cost Plus World Market	Off Premises Sales	6160 Ulali Drive NE
DJ Bar and Grill	Full On Premises - Commercial	3393 River Road N
Delaney Madison Grill	Full On Premises - Commercial	5745 Inland Shores Way
Dim Sum Restaurant	Limited On Premises Sales	3843 River Road N
El Patron	Full On Premises Sales	3844 River Road N
Elks Lodge #2472	Full On Premises - Private Club	4250 Cherry Avenue NE
Full Monty's Bistro and Tap House	Full On Premises Sales	4820 River Road N
Good Times 1	Full On Premises - Commercial	122 Chemawa Road N
Growl Movement	Limited On Premises Sales	5137 River Road N
Gustav's Bargarten Keizer	Full On Premises Sales	6045 Keizer Station Blvd
JC's Pizzeria	Limited On Premises Sales	4200 River Road N
Jade Garden	Full On Premises Sales	3400 River Road N
John's Chinese Restaurant	Limited On Premises Sales	4842 River Road N
Keizer Food Market	Off Premises Sales	4495 River Road N
Keizer Mart	Off Premises Sales	4940 River Road N
Keizer Shell Food Mart	Off Premises Sales	3401 River Road N
Keizer Sub Shop	Limited On Premises	4490 River Road N
Kolby's Restaurant Bar and Billiards	Full On Premises Sales - Commercial	3838 River Road N
La Hacienda Real	Full On Premises - Commercial	5024 River Road N
La Sonorense	Off Premises Sales	4938 River Road N
Los Dos Hermanos	Full On Premises - Commercial	3590 River Road N
Mario's Bar	Full On Premises - Commercial	5179 River Road N
Mariscos La Sirenita	Full On Premises - Commercial	5458 River Road N
McNary Restaurant	Full On Premises - Commercial	165 McNary Estates Drive
McNary Restaurant	Off Premises Sales	165 McNary Estates Drive
Mommy and Maddy's	Full On Premises Sales - Commercial	4765 River Road N
Nancy's Burgers & Fries	Limited On Premises	4925 River Road N
Neighborhood Market	Off Premises Sales	711 Chemawa Road N
Outback Steak House	Full On Premises - Commercial	6260 Keizer Station Blvd.
Pat's Cigs and Gifts Galore	Off Premises Sales	4486 River Road N
Plaza Morelia	Off Premises Sales	3391 River Road N
Plaza Morelia	Limited On Premises Sales	3391 River Road N
Red Ginger Restaurant	Limited On Premises Sales	4907 River Road NE
Ringo's Tavern	Full On Premises - Commercial	4170 River Road NE
Rite Aid #5364	Off Premises Sales	5452 River Road NE
Round Table Pizza #964	Limited On Premises Sales	6055 Ulali Drive NE
Royal Pub	Full On Premises - Commercial	3420 River Road N
Safeway Store #1516	Off Premises Sales	4990 River Road N
Shari's of Keizer	Limited On Premises Sales	4998 River Road N
Sweet Home Thai Cuisine	Limited On Premises Sales	4140 River Road N
Target Store #2110	Off Premises Sales	6450 Keizer Station Blvd
Tequila Nights Bar and Grill	Full On Premises - Commercial	3393 River Road N
Teriyaki Town and Sushi	Limited On Premises Sales	3854 River Road N
Thai Lotus	Limited On Premises - Sales	3858 River Road N
That Food Guy	Full On Premises Sales - Other Public Location	6700 Field of Dreams Way
Town and Country Lanes Inc	Limited On Premises - Sales	3500 River Road N
Truax #2 - 76 Station	Off Premises Sales	5135 River Road N
Truax #2 - 76 Station	Off Premises Sales	1510 River Road N
US Market #125	Off Premises Sales	3825 Cherry Avenue NE
Walgreens	Off Premises Sales	5000 River Road N

Dated this 1st day of February, 2016.

Tracy L. Davis, MMC  
City Recorder  
(503) 390-7700