

# public notices

## TRUSTEE'S NOTICE OF SALE

### TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by KRISTINE SUE BERG, A SINGLE PERSON, as grantor, to FIDELITY NATIONAL TITLE INS CO as trustee, in favor of WELLS FARGO BANK, N.A. as beneficiary, dated July 14, 2011, recorded July 20, 2011, in the mortgage records of Marion County, Oregon, as Document No. Reel: 3301 Page: 488, covering the following described real property situated in said county and state, to wit:

UNIT 4, BUILDING 1, BROOKSIDE TOWNE HOMES CONDOMINIUMS, IN THE CITY OF SALEM, COUNTY OF MARION AND STATE OF OREGON.

PROPERTY ADDRESS: 4001 12th St. Cut Off, Salem, OR 97302

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 \$8,806.07 beginning July 1, 2015 through July 14, 2016; plus an unpaid advance balance of \$5,325.80; plus escrow advances of \$2,459.05; plus accrued late charges in the amount of \$135.48; 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: \$119,748.83 with interest thereon at the rate of 4.87500 percent per annum beginning June 1, 2015; plus a recoverable balance of \$5,325.80; plus escrow advances of \$2,459.05; plus accumulated late charges in the amount of \$135.48; 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 November 21, 2016, 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.  
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.

8/26, 9/2, 9/9, 9/16

## NOTICE OF PUBLIC HEARING

### NOTICE OF PUBLIC HEARING AMENDMENT TO KEIZER DEVELOPMENT CODE TEXT AMENDMENT CASE NO. 2016-13

**PURPOSE OF HEARING:** The City Council will hold a public hearing to consider proposed revisions to amend Keizer Development Code Section 2.302 (Street Standards), Section 2.201 (General Standards), Section 1.2 (Definitions), and Section 2.310 (Development Standards for Land Divisions) to modify the standards governing private access easements. The Planning Commission unanimously recommended that the revisions 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, September 6, 2016: 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, 97303, or withams@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 City Council will approve, deny, modify, or refer back to the Planning Commission for additional 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 [www.keizer.org](http://www.keizer.org) - Phone # (503) 856-3441 or (503) 856-3439.

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.

8/26

## SUMMONS

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

No. 16DR01370

**SUMMONS DOMESTIC RELATIONS**  
In the Matter of the JUAN CARLOS RANGEL, Petitioner,

and ASHLEY JAYLEEN POLSTON, Co-Respondent,

and JOSE PADILLA CARMONA, Co-Respondent.

TO: **Jose Padilla Carmona, address unknown.**

**YOU ARE HEREBY REQUIRED** to appear and defend the petition filed against you in the above-entitled cause within thirty (30) days from the date of service of this summons upon you, and in case of your failure to do so, for want thereof, Petitioner will apply to the court for relief demanded in the petition. Petitioner is seeking custody of Felix Ezequiel Campos, Jr. You must file a "motion" or "answer" no later than October 17, 2016

**NOTICE TO THE RESPONDENT: READ THESE PAPERS CAREFULLY!**

You may be liable for attorney fees in this case. A judgment for attorney fees can be entered against you as provided in ORS Chapter 107 should Petitioner in this case prevail.

You must "appear" in this case or the other side will win automatically. To "appear" you must file with the court a legal document called a "motion" or "answer." The "motion" or "answer" must be given to the court clerk or administrator within 30 days along with the required filing fee. It must be in proper form and have proof of service on the petitioner's attorney or, if the petitioner does not have an attorney, proof of service on the petitioner.

If you have questions,

you should see an attorney immediately. If you need help in finding an attorney, you may contact the Oregon State Bar's Lawyer Referral Service online at [www.oregonstatebar.org](http://www.oregonstatebar.org) or by calling (503) 684-3763 (in the Portland metropolitan area) or toll-free elsewhere in Oregon at (800) 452-7636.

Date: August 23, 2016  
s/ Matthew L. Sowa  
Matthew L. Sowa,  
OSB #034617  
Attorney for Petitioner

8/26, 9/2, 9/9, 9/16

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Reference is made to that certain trust deed made by JESSEL KIDWELL AND KATHY KIDWELL, AS TENANTS BY THE ENTIRETY as grantor, to FIDELITY NATIONAL TITLE INS CO as trustee, in favor of WELLS FARGO HOME MORTGAGE, INC. as beneficiary, dated May 31, 2004, recorded April 14, 2004, in the mortgage records of Marion County, Oregon, as Document No. Reel: 2302 Page: 105, covering the following described real property situated in said county and state, to wit:

ALL OF THAT CERTAIN REAL PROPERTIES WITH THE TENEMENTS. HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN THE COUNTY OF MARION, STATE OF OREGON, DESCRIBED AS FOLLOWS, TO-WIT:

LOT 1, BLOCK 5, CLARMAR ADDITION NO. 2 MARION COUNTY, OREGON.

PROPERTY ADDRESS: 673 NE Clarmar Drive, Salem, OR 97301

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 \$5,070.35 beginning January 1, 2016 through July 1, 2016; plus an unpaid advance balance of \$20.00; less a suspense

balance of \$3.02; plus accrued late charges in the amount of \$305.40; 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: \$64,730.38 with interest thereon at the rate of 5.87500 percent per annum beginning December 1, 2015; less an escrow balance of \$887.38; less a suspense balance of \$3.02; plus accrued late charges in the amount of \$305.40; plus a recoverable balance of \$20.00; 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.

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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

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**10 Most Wanted**

Shelf-Stable Dairy

Soup

Tuna

Pasta

Vegetables

Peanut Butter

Flour

Tomato

Cereal

Fruit

Over 16,000 children a month eat from emergency food boxes in Marion & Polk counties.

You can help!

1660 Salem Industrial Dr. NE, Salem, OR 97301 (503) 581-3855  
[www.marionpolkfoodshare.org](http://www.marionpolkfoodshare.org)

Marion-Polk FOOD SHARE