

public notices

NOTICE OF SHERIFF'S SALE

On 13th day of December, 2016, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 640 W Marquam Street, Mt Angel, in the case of NATIONSTAR MORTGAGE LLC, Plaintiff, vs. SANTOS BAROCIO, VICKY BAROCIO, STATE OF OREGON, DEPARTMENT OF JUSTICE, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 640 W MARQUAM STREET, MT ANGEL, OR 97362, Defendant(s). For more information go to <http://oregonsheriffssales.org>

11/11, 11/18, 11/25, 12/2

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION
Probate Department
No. 16PB06914

NOTICE TO INTERESTED PERSONS

In the Matter of the Estate of SHARON P. LOWE
Deceased.

Notice is hereby given that Shannon Scott has been appointed as the personal representative of the above estate. All persons having claims against the estate are required to present them to the undersigned personal representative in care of the undersigned attorney at: 5 Centerpointe Dr. Ste 240, Lake Oswego, OR 97035-8682, within four months after the date of first publication of this notice as stated below, or such claims may be barred. All persons whose rights may be affected by the proceedings in this estate may obtain additional information from the records of the Court, the personal representative or the attorney for the personal representative.

DATED and first published Dec. 2, 2016

Shannon Scott
Personal Representative

Terry J. Tassin, Jr.
OSB# 983553
Scarborough McNeese
O'Brien & Kilkenny, PC
Attorney for
Personal Representative
5 Centerpointe Dr Ste 240
Lake Oswego, OR 97035-8682

12/2, 12/9, 12/16

PUBLICATION

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION
Family Law Department

Case No. 16DR17071
PUBLICATION

In the Matter of the Marriage of STEPHANIE LEIGHTY,
Petitioner,

-and-
JEREMIAH DEAN,
Respondent.

You are hereby required to appear and defend PETITION FOR DISSOLUTION OF MARRIAGE filed against you in the above-entitled cause within thirty (30) days of the date of first publication, and in case of your failure to do so, Petitioner will apply to the Court for the relief demanded in the PETITION FOR DISSOLUTION OF MARRIAGE. The PETITION FOR DISSOLUTION OF MARRIAGE alleges dissolution of your marriage on the grounds of irreconcilable differences, and requests a child custody and parenting time determination, property and debt division and Petitioner's costs and attorney fees.

NOTICE TO RESPONDENT:
READ THIS NOTICE CAREFULLY

THE RESPONDENT HEREIN SHOULD TAKE NOTICE THAT IF IT IS YOUR INTENT TO CONTEST THE MATTERS INVOLVED HEREIN, A WRITTEN RESPONSE SPECIFYING THE MATTERS TO BE CONTESTED MUST BE FILED BY YOU WITH THE TRIAL COURT ADMINISTRATOR WITH PROOF OF SERVICE OF A COPY THEREOF ON PETITIONER'S ATTORNEY NOT LATER THAN THIRTY (30) DAYS FROM THE DATE OF FIRST PUBLICATION DECEMBER 2, 2016, along with the required filing fee. It must be in proper form and have proof of service on the Petitioner's attorney. ABSENT

GOOD CAUSE SHOWN, NO CONTEST TO THE PETITION FOR DISSOLUTION OF MARRIAGE SHALL BE PERMITTED UNLESS THE CONTESTANT HAS FILED A WRITTEN RESPONSE.

If you have 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.

Anthony B. James,
OSB #052924
Attorney for Petitioner
207 W. Main Street
Monmouth OR 97361
(503) 838-4996
Fax (503) 837-0575
Email:
pjattorney@minetfiber.com

12/2, 12/9, 12/16, 12/23

STORAGE AUCTION

**Self-Storage Public Sale
Hyacinth Street Storage
2415 Hyacinth St SE
Salem, OR 97301
Saturday December 17, 2016
@ 12:30 PM**

Unit #20 McCoy, Jessica
Unit #45 Tami R Hiyasat

Sale Subject To Cancellation.
Hyacinth Street Storage reserves the Right to refuse any and all bids.

12/2, 12/9

NOTICE TO INTERESTED PERSONS

NOTICE TO INTERESTED PERSONS
Richard Kuehn has been appointed Personal Representative of the ESTATE OF WANDA MAE KUEHN, deceased, by the Circuit Court of the State of Oregon for Marion County under Probate No. 16PB07663. All persons having claims against the estate are required to present them to said Personal Representative at 131 W. Main St., PO Box 350, Sublimity, OR 97385, within four months after date of first publication of this notice or they may be barred. Your rights may be affected by this proceeding and additional information may be obtained from the records of the Court, the Personal Representative or the attorneys for the Personal Representative.

DATED and first published December 2, 2016.

Richard Kuehn
Personal Representative

Stephen L. Tabor, P.C.
Attorney at Law
131 W. Main Street
P O Box 350
Sublimity, OR 97385
Attorney for
Personal Representative

12/2, 12/9, 12/16

NOTICE OF PUBLIC HEARING

**KEIZER COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING**

SUBDIVISION CASE NO. 2016-25

PURPOSE OF HEARING: To hear an application before the Land Use Hearings Officer to subdivide one parcel of approximately 1.13 acres into 6 lots ranging in size from approximately 5,605 square feet to 7,149 square feet. The property is addressed as 1330 Clear Lake RD NE and is identified on Marion County Tax Assessor maps as Township 6 South; Range 3 West; Section 23DB; Tax Lot 00100. The property is designated on the Comprehensive Plan map as Low Density Residential and is zoned Urban Transition (UT). Subject to Subdivision approval, the property will automatically be re-zoned to Residential Single Family (RS). The proposal is for a duplex to be located on Lot 1 and Lot 6, and for single family dwellings to be located on Lots 2-5.

APPLICANT/ PROPERTY OWNER: Gene Makarenko
DATE AND TIME OF HEARING: Thursday, December 15, 2016; 6:30 PM.

LOCATION OF HEARING: 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 with the Keizer Community Development Department

prior to the public hearing. Written comments may be filed with the Keizer Planning Department, Keizer City Hall, 930 Chemawa Road NE, Keizer. The file with the staff recommendation relating to the above land use case may be reviewed or copies may be obtained at City Hall for a reasonable cost. After the close of the hearing the Hearings Officer will approve with conditions, deny, or modify with conditions the application.

Interested persons should become involved in the decision making process. The application form, all documents and evidence relied upon by the applicant, and the applicable decision criteria are available for inspection at the Community Development Department. The staff report and recommendations concerning this case will be available for review by the public at least 7 days prior to the hearing or can be viewed on the City's website. The file with information relating to the above land use case may be viewed or copies obtained at a reasonable price. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue.

LAND USE DECISION CRITERIA: The criteria upon which the decision on this application will be based include the following: Section 3.108 (Subdivision, Planned Unit Developments, and Manufactured Home Parks) Keizer Development Code.

The Keizer Development Code can be viewed at the Community Development Department during business hours of it can also be accessed at www.keizer.org under *Community Development Department and Planning Division*. Or contact Shane Witham, Associate Planner at 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.

12/2

NOTICE TO INTERESTED PERSONS

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

Case No. 16PB06982
NOTICE TO INTERESTED PERSONS

In the Matter of the Estate of, **MARTIN R. WOOLDRIDGE,**
Deceased.

Notice is hereby given that the undersigned has been appointed and has qualified as the Personal Representative of the above-captioned estate. All persons having claims against the estate are hereby required to present the same, with proper vouchers, within four months after the date of the first publication of this notice, as stated below, to the Personal Representative at 130 W. First Ave., PO Box 667, Albany, OR 97321, or they may be barred. All persons whose rights may be affected by the proceedings in this estate may obtain additional information from the records of the court, the Personal Representative or the attorney for the Personal Representative.

Dated: November 18, 2016

Gail Wooldridge, Personal Representative of the Estate of Martin R. Wooldridge, Deceased.

Ryan E. Haan, OSB #120943
Weatherford Thompson
Attorneys for the
Personal Representative
130 W. First Ave.,
PO Box 667
Albany, OR 97321-0219
(541) 926-2255

12/2, 12/9, 12/16

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Deed of Trust, Security Agreement and Assignment of Leases and Rents ("Trust Deed") made by **Oak Lane Farms, Inc. and Wavra Properties, LLC,**

collectively as Grantor, **First American Title Insurance Company** as Trustee, **Aaron J. Bell** as Successor Trustee, and **Bank of the West**, as Beneficiary, recorded on November 19, 2012, as Reel No. 3445, Page 175, Official Mortgage Records in the county clerk's office of Marion County, Oregon, covering the real property as described on the attached "**Exhibit A**".

Grantor is in default and Successor Trustee seeks to foreclose the Trust Deed for failure to pay the balance due. A Notice of Default and Election to Sell has been recorded pursuant to ORS 86.752(4) in Marion County Official Records at Reel No. 3858, Page 312, Instrument No. 2016-00043230, on September 7, 2016. Beneficiary has declared all amounts owing on the obligation secured by the Trust Deed immediately due and payable. The sum owing on the obligations secured by the Trust Deed is: Principal of \$1,414,500.00, plus interest accrued through and including July 11, 2016, in the amount of \$89,464.00, together with interest accruing at \$302.20563 per diem from July 11, 2016, until paid, together with foreclosure guarantee premiums; costs and disbursements; advances to protect Beneficiary's interest in the real property; attorney's fees; Trustee's fees; and reimbursement for any further amounts advanced by Beneficiary to protect its security interest in the described property.

WHEREFORE, notice hereby is given that the beneficiary and undersigned trustee have elected to sell the property at a public auction to the highest bidder for cash the interest in the described 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 obligations thereby secured by the Trust Deed and to satisfy the cost and expenses of the sale, including the reasonable charge of the Trustee. Notice is further given that for reinstatement or payoff quotes requested pursuant to ORS 86.786 and 86.789 must be timely communicated in a written request that complies with that statute addressed to the undersigned trustee, either by personal delivery to the trustee's physical offices, or by first class, certified mail, return receipt requested, addressed to the trustee's post office box address set forth in this notice. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid.

The sale shall be held on Monday, January 23, 2017, at 10:00 a.m. in accord with the standard of time established by ORS 187.110, at The Main Entrance of the Marion County Courthouse, 100 High Street, City of Salem, County of Marion, Oregon.

Take further notice that the right exists under ORS 86.778, at any time prior to five (5) 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, or the Beneficiary's successor in interest, 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 of herein that is capable of being cured by tendering the performance required under the obligation or 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 fees and attorney's fees not exceeding the amounts provided by said ORS 86.778. Requests for persons named in ORS 86.778 for reinstatement quotes received less than six (6) days prior to the date set for the trustee's sale will be honored at the discretion of the beneficiary or if required by the terms of the loan documents.

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

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

FOR FURTHER INFORMATION CONTACT:

Aaron J. Bell
Bell Law Firm, P.C.
P.O. Box 1547
Wilsonville, OR 97070
Phone: (503) 682-8840;
Fax (503) 682-9895

DATED this 13th day of September, 2016.

BELL LAW FIRM, P.C.
Aaron J. Bell,
OSB No. 871649
Successor Trustee

EXHIBIT A

File No.: 7089-2593791
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Marion, STATE OF OR, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

Tract 1:
Beginning at a point on the North right-of-way line of Silver Creek Falls Highway (State Highway 214) which is South 89°14'25" East 2032.70 feet, North 89°51'19" East 72.79 feet and North 00°34'47" East 25.00 feet from the Southwest corner of the Sally Goodman Donation Land Claim No. 42 and being in Section 14, Township 8 South, Range 2 West of the Willamette Meridian, Marion County, Oregon; thence North 00°34'47" East 269.17 feet; thence North 89°51'19" East 322.84 feet to the West line of that tract of land described in Reel 1592, Page 792, Marion County Record; thence South 00°13'46" West 269.17 feet along said West line to the North line of Silver Creek Falls Highway; thence South 89°51'19" West 324.49 feet along said North line to the point of beginning.

Tract 2:

That portion of the following lying Easterly of the North Santiam Highway; Beginning at the Southwest corner of the D.L.C. of Sally Goodman in Township 8 South, Range 2 West of the Willamette Meridian, in Marion County and State of Oregon; thence North 19.71 chains to the most Easterly Northeast corner of the D.L.C. of Charles Craft and wife, which is a stone; thence North 89°41' West 41.21 chains to the middle of the County Road leading from Salem to Aumsville, which is an iron pipe; thence South 39°39' East 32.67 chains, along the middle of said County Road, said point is marked with a stone; thence North 75°37' East 20.96 chains, to the place of beginning.

SAVE AND EXCEPT that portion of the following, lying Easterly of the North Santiam Highway; a strip of land 20.0 feet in width extending from the Easterly line of the old Aumsville-Santiam Highway to the Westerly line of the North Santiam Highway, the North line of which strip is the North line of Charles Craft Donation Land Claim in Section 15, Township 8 South, Range 2 West of the Willamette Meridian, Marion County, Oregon. ALSO SAVE AND EXCEPT that portion conveyed to the State of Oregon, by and through its State Highway Commission, by Deed recorded July 1, 1958 in Volume 513, Page 225, Deed Records for Marion County, Oregon.

Parcel 2:

Beginning at the most Southerly Southeast corner of the Rudolph C. Gibson Donation Land Claim No. 54 in Township 6 South, Range 1 West of the Willamette Meridian in Marion County, Oregon; thence South 88°52' West 813.12 feet along the center of the County Road; thence South 89°58' West along said center line 464.00 feet; thence North 2°30' West 2083.49 feet; thence North 87°29' West 1542.76 feet to a point on the East line of a tract of land conveyed to Henry Humpert by deed recorded in Volume 163, page 456, Deed Records for said County and State; thence North 0°04' West along the East line of said Humpert Tract, 744.0 feet to a point on the North line of a tract of land conveyed to Frank Aman, by Deed recorded in Volume 180, page 430, Deed Records

for said County and State; thence South 87°20' East along the North line of said Frank Aman Tract 3105.96 feet to the Northwest corner of a tract of land conveyed to Joe Hamel by Deed recorded in Volume 254, page 49, Deed Records for said County and State; thence South 4°30' West along the West line of said Hamel Tract 1023.95 feet to the Southwest corner thereof; thence South 73°45' East 10.80 feet to the Northwest corner of the Samuel Allen Donation Land Claim; thence South 4°30' West 1710.98 feet: to the place of beginning.

TOGETHER WITH that area beginning at the Northwest corner of that land described in Reel 1161, Page 426, Marion County Deed Records; thence South 87°50'01" East along the North line of said reel and page, a distance of 1,542.67 feet to an iron rod; thence South 02°29'11" East 26.11 feet; thence North 87°10'10" West, 1,544.58 feet to the West line of said Reel and Page; thence North 00°04'12" West along said West line, a distance of 8.12 feet to the point of beginning.

SAVE AND EXCEPT that area beginning at a point on the South line of the R. Gibson Donation Land Claim No. 54 in Township 6 South, Range 1 West of the Willamette Meridian, Marion County, Oregon, said point being 813.12 feet South 88°52' West and 464.00 feet South 89°58' West from the most Southerly Southeast corner of said claim, said point also being the Southeast corner of the land described in Reel 1161, Page 426, Marion County Deed Records; thence North 02°29'11" West, along the East line of said Reel 1161, Page 426, 2,057.41 feet; thence South 87°10'10" East 77.55 feet to an iron rod; thence South 00°50'27" East 903.60 feet to an iron rod; thence south 00°07'28" East 1,054.26 feet to an iron rod; thence South 02°17'26" West 93.96 feet to the point of beginning.

Parcel 3:

Tract 1:
Beginning at the most Southerly Southeast corner of the Donation Land Claim of Chisholm Griffith and wife in Township 7 South, Range 1 West of the Willamette Meridian in Marion County, Oregon; thence South 1°30' West, 47.24 chains along the West line of the Theophilus Powell Donation Land Claim; thence East 16.67 chains; thence North 65.00 chains to the North line of the Donation Land Claim of Theophilus Powell aforesaid; thence North 89°30' West, 5.46 chains to the most Easterly Southeast corner of the said Donation Land Claim of Chisholm Griffith and wife; thence West 9.71 chains to the Northwest corner of the Donation Land Claim of Theophilus Powell aforesaid; thence South 1° West 17.55 chains to the place of beginning.

SAVE AND EXCEPT: All that portion of the above described premises lying North of the State Street, Market Road No. 22.

Tract 2:

Beginning at the Southwest corner of the Donation Land Claim of Theophilus Powell and wife, in Township 7 and 8 South, Range 1 West of the Willamette Meridian in Marion County, State of Oregon; thence South 89°30' East 31.90 chains to the Southeast corner of the J. W. Short land; thence North 0°15' West 35.46 chains; thence West 31.47 chains to the West line of the Powell claim; thence South 1°30' West 35.30 chains to the place of beginning.

Also, Beginning at the Northeast corner of the Donation Land Claim of Reuben Dickens and wife, Township 8 South, Range 1 West of the Willamette Meridian in Marion County, Oregon; thence North 63° West, 65.00 chains along the North line of said claim; thence South 78° East 26.82 chains to the Southwest corner of the Theophilus Powell claim; thence South 89°30' East, 38.45 chains to the Northwest corner of the William T. Patton Donation Land Claim; thence South 16° West 24.48 chains to the place of beginning, all situate in Marion County, State of Oregon.

12/2, 12/9, 12/16, 12/23