

## public notices

**NOTICE TO INTERESTED PERSONS**

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION  
No. 17PB08386- Probate  
In the Matter of the Estate of Nina V. Thaler, Deceased

Notice is hereby given that by Order of the Circuit Court of the State of Oregon for Marion County, Probate No. 17PB08386, James E. Thaler has been appointed Personal Representative of the ESTATE OF NINA V. THALER, deceased.

All persons having claims against said estate are required to present such claims, with proper vouchers, to the undersigned Personal Representative, c/o Sarah K. Rinehart, Attorney at Law, 117 Commercial Street NE, Suite 300, Salem, Oregon 97301, within four (4) months after the date of first publication of this notice, or the claims may be barred.

All persons whose rights may be affected by these proceedings may obtain additional information from the Personal Representative, the attorney for the Personal Representative, or from the records of the court.

Dated and first published: December 1, 2017.

James E. Thaler  
Personal Representative  
Sarah K. Rinehart,  
Attorney at Law  
OSB# 821142  
117 Commercial Street NE,  
Suite 300  
Salem, Oregon 97301  
Attorney for Personal  
Representative

12/1, 12/8, 12/15

**NOTICE TO INTERESTED PERSONS**

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION  
No. 17PB08604- Probate  
In the Matter of the Estate of Llewellyn Y. Williams, Deceased

Notice is hereby given that by Order of the Circuit Court of the State of Oregon for Marion County, Probate No. 17PB08604, Lucinda K. Kelly has been appointed Personal Representative of the ESTATE OF LLEWELLYN Y. WILLIAMS, deceased.

All persons having claims against said estate are required to present such claims, with proper vouchers, to the undersigned Personal Representative, c/o Sarah K. Rinehart, Attorney at Law, 117 Commercial Street NE, Suite 300, Salem, Oregon 97301, within four (4) months after the date of first publication of this notice, or the claims may be barred.

All persons whose rights may be affected by these proceedings may obtain additional information from the Personal Representative, the attorney for the Personal Representative, or from the records of the court.

Dated and first published: December 1, 2017.

Lucinda K. Kelly  
Personal Representative  
Sarah K. Rinehart,  
Attorney at Law  
OSB# 821142  
117 Commercial Street NE,  
Suite 300  
Salem, Oregon 97301  
Attorney for Personal  
Representative

12/1, 12/8, 12/15

**NOTICE TO INTERESTED PERSONS**

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION  
Probate Department  
No. 17PB07315

NOTICE TO INTERESTED PERSONS  
In the Matter of the Estate of KARLA JOANNE SKEELS, Deceased.

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative. All persons having claims against the estate are required to present them, with proper vouchers, to the Personal Representative by directing said claims to Doug VandeGriend, 317 Court Street NE #203, Salem, Oregon 97301, within four months after the date of first publication of this notice, or the claims may be barred.

All persons whose rights may be affected by the proceedings may obtain additional information from

the records of the Court, the Personal Representative, or the Attorney for the Personal Representative, Doug VandeGriend.

Submitted 11/20/2017  
First Published 12/01/2017

/s/ Jeff Puterbaugh  
Jeff Puterbaugh,  
Personal Representative

PERSONAL REPRESENTATIVE:  
Jeff Puterbaugh  
6096 Lillian St SE  
Salem, OR 97306  
Phone (503) 588-4050

ATTORNEY FOR PERSONAL REPRESENTATIVE:  
Doug VandeGriend  
317 Court Street NE #203  
Salem, OR 97301  
Phone (503) 364-7612  
Fax (503) 581-2260  
Email:  
[doug@vandegriend.com](mailto:doug@vandegriend.com)

12/01, 12/08, 12/15/2017  
(publish dates)

12/1, 12/8, 12/15

**NOTICE TO INTERESTED PERSONS**

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

Case No. 17PB02083  
NOTICE TO INTERESTED PERSONS  
In the Matter of the Estate of MARK M. MACDUFFEE, Deceased.

NOTICE IS HEREBY GIVEN that RYAN E. GIBB has been appointed Personal Representative of the above-captioned Estate. All persons having claims against the Estate are required to present them to the Personal Representative at the address shown below within four months after the date of first publication of this Notice. All persons whose rights may be affected by the probate proceeding may obtain additional information from the court records, the Personal Representative or the attorney for the Personal Representative.

DATED AND FIRST PUBLISHED this 1st day of December, 2017.

Ryan E. Gibb, OSB #972693

**PERSONAL REPRESENTATIVE**

Ryan E. Gibb  
P.O. Box 469  
Salem, OR 97308-0469  
Telephone: (503) 364-7000

**ATTORNEY**

Ryan E. Gibb, OSB #972693  
DOUGLAS, CONROYD, GIBB & PACHECO, P.C.  
528 Cottage Street NE,  
Suite 200  
PO Box 469  
Salem, OR 97308-0469  
Telephone: (503) 364-7000  
Facsimile: (503) 585-0699  
Email: [Ryan@dcm-law.com](mailto:Ryan@dcm-law.com)

12/1, 12/8, 12/15

**TRUSTEE'S NOTICE OF SALE****TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain trust deed made by Juan C. Mendez and Tamera L. Mendez, as tenants by the entirety, as grantor, to Ticor Title as trustee, in favor of Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for HomeStreet Bank as beneficiary, dated October 26, 2012, recorded October 31, 2012, in the mortgage records of Marion County, Oregon, as Document No. Reel 3440, Page 3, and assigned to HomeStreet Bank by assignment recorded on October 18, 2017 in the records of Marion County, Oregon, as Document No. Reel 4005, Page 376, covering the following described real property situated in said county and state, to wit:

LOT 23, BLOCK 1, THE HOMESTEAD, MARION COUNTY, OREGON.

PROPERTY ADDRESS:  
4812 Fuhrer Court NE,  
Salem, OR 97305

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 totaling \$6,087.36 beginning June 1, 2017 to November 26, 2017; plus other fees and costs in the amount of \$243.48; 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: \$140,098.02 with interest thereon at the rate of 3.75000 percent per annum beginning May 1, 2017 to November 1, 2017; plus other fees and costs in the amount of \$434.10; 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 March 28, 2018, 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.

12/1, 12/8, 12/15, 12/22

**NOTICE TO INTERESTED PERSONS****PUBLIC NOTICE**

In the Circuit Court of the State of Oregon for Marion County Probate Department in the Matter of the Estate of JAMES HARROLD NICHOLSON III, Deceased, **Case No. 17PB07345 Notice to Interested Persons**

NOTICE IS HEREBY GIVEN that Lois Cole has

been appointed as the Personal Representative of said estate. All persons having claims against said estate are hereby required to present the same, with proper vouchers attached, within four (4) months after the date of first publication of this notice, as stated below, to the Personal Representative at the law office of Robert J. Custis, PO Box 2182, Salem, Oregon 97308, phone (503) 378-0624 or they may be barred.

All persons whose rights may be affected by the proceedings in the 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 this 8th day of December, 2017.

12/8, 12/15, 12/22

**NOTICE TO INTERESTED PERSONS**

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

Case No.: 17AP01594  
SUMMONS - ADOPTION  
In the Matter of the Adoption of: KAHLAN JEAN-MARIE SCHULTZ,

A Minor Child.  
TO: CHRISTOPHER SCHULTZ  
YOU ARE HEREBY NOTIFIED that April Strobel and Luke Fleming are applying to adopt Kahlan Jean-Marie Schultz

IF YOU HAVE ANY OBJECTION, IT IS HEREBY ORDERED that you file an answer in writing in the above-entitled Court within (30) days of the first date of publication, the first date of publication being December 8, 2017, if you fail to do so the Petitioners will apply to the court for relief demanded in the Petition.

No hearing will be set unless objections are filed.

**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 legal paper 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 upon the petitioner.

If you have any 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 (in the Portland metropolitan area) or online at [www.oregonstatebar.org](http://www.oregonstatebar.org) or elsewhere in Oregon at (800) 452-7636.

Lori A. Jenkins,  
OSB #854427  
Attorney for Petitioners:  
1265 Waller St SE,  
Salem Or 97302  
Phone #503.363.5335

12/8, 12/15, 12/22, 12/29

**TRUSTEE'S NOTICE OF SALE****TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain trust deed made by DANIEL LEE USELTON, an estate in fee simple, as grantor, to TICOR TITLE as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS as beneficiary, dated August 7, 2007, recorded August 10, 2007, in the mortgage records of Marion County, Oregon, as Document No. REEL: 2852 PAGE: 132, and assigned to New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing by assignment recorded on August 18, 2017 in the records of Marion County, Oregon, as Document No. 2017-00043111, Reel 3983, Page 44, covering the following described real property situated in said county and state, to wit:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 5, WILLAMETTE ADDITION TO THE CITY OF SALEM, MARION COUNTY, OREGON;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT, 47.50 FEET; THENCE NORTH PARALLEL WITH THE WESTERLY LINE OF 24TH STREET, 150.62 FEET, MORE OR LESS, TO THE NORTH LINE OF LOT 3, IN SAID BLOCK; THENCE NORTH 59°53' WEST ALONG THE NORTH LINE OF SAID LOT TO A POINT WHICH WOULD INTERSECT THE EAST LINE OF 23RD STREET (IF PRODUCED NORTHERLY); THENCE SOUTH ALONG SAID EXTENSION AND TO AND ALONG THE WEST LINE OF LOT 1 IN SAID BLOCK, 156.75 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS:  
2329 Breyman ST NE, 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 totaling \$9,155.87 beginning October 1, 2016 to November 6, 2017; plus advances of \$2,107.76; 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: \$58,089.18 with interest thereon at the rate of 7.50000 percent per annum beginning September 1, 2016 to November 6, 2017; plus other fees and costs in the amount of \$2,163.87; 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 March 14, 2018, at the hour of 09:00 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.

11/24, 12/1, 12/8, 12/15

**NOTICE OF SHERIFF'S SALE**

On 8th day of January, 2018, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 10392 Kiska Drive SE, Jefferson, in the case of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE RESIDENTIAL ASSET SECURITIZATION TRUST 2005-A8CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-H UNDER THE POOLING AND SERVICING AGREEMENT DATED JUNE 1, 2005, Plaintiff, vs. RODION P. KOZLOV, PAVEL G. KOZLOV, ANNA M. KOZLOV, CONVERGING CAPITAL CORPORATION, CITIBANK FEDERAL SAVINGS BANK, PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, Defendant(s). For more information go to <http://oregonsheriffssales.org>

12/8, 12/15, 12/22, 12/29

**NOTICE TO INTERESTED PERSONS****NOTICE TO INTERESTED PERSONS**

Gwendolyn K. Pilcher has been appointed Personal Representative of the ESTATE OF THOMAS L. PILCHER, deceased, by the Circuit Court of the State of Oregon for Marion County under Probate No. 17PB07884. All persons having claims against the estate are required to present them to said Personal Representative at 131 W. Main St., P O 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 15, 2017.

Gwendolyn K. Pilcher  
Personal Representative

12/15, 12/22, 12/29

**NOTICE TO INTERESTED PERSONS****PUBLIC NOTICE**

In the Circuit Court of the State of Oregon for Marion County Probate Department in the Matter of the Estate of Gloria M. Coquillet, Deceased,

**Case No. 17PB05926 Notice to Interested Persons**

NOTICE IS HEREBY GIVEN that Timothy D. Rytel has been appointed as the Personal Representative of said estate. All persons having claims against said estate are hereby required to present the same, with proper vouchers attached, within four (4) months after the date of first publication of this notice, as stated below, to the Personal Representative at the law office of Robert J. Custis, PO Box 2182, Salem, Oregon 97308, phone (503) 378-0624 or they may be barred.

All persons whose rights may be affected by the proceedings in the 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 this 15th day of December, 2017.

12/15, 12/22, 12/29