

public notices

(CONTINUED FROM PAGE A8)
MARION COUNTY, OREGON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF BLOCK 24, SALEM, MARION COUNTY, OREGON, WHICH POINT IS 184.00 FEET NORTH 19° 29' 12" EAST FROM THE SOUTHWEST CORNER OF SAID BLOCK; THENCE NORTH 70° 30' 48" WEST 2.67 FEET; THENCE SOUTH 19° 29' 12" WEST PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK, 128.00 FEET; THENCE SOUTH 70° 30' 48" EAST 2.67 FEET TO A POINT ON THE WESTERLY LINE OF SAID BLOCK; THENCE NORTH 19° 29' 12" EAST ALONG SAID WESTERLY LINE, 128.00 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 24, SALEM, IN MARION COUNTY, OREGON; THENCE NORTH 19° 30' 00" EAST ALONG THE EASTERLY LINE OF SAID BLOCK, 184.00 FEET; THENCE SOUTH 70° 30' 00" EAST 2.67 FEET; THENCE SOUTH 19° 30' 00" WEST, PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK, 186.67 FEET; THENCE NORTH 70° 28' 35" WEST, PARALLEL WITH THE SOUTHERLY LINE OF SAID BLOCK, 59.67 FEET; THENCE NORTH 19° 31' 25" EAST 2.67 FEET TO THE SOUTHERLY LINE OF SAID BLOCK; THENCE SOUTH 70° 28' 35" EAST ALONG SAID SOUTHERLY LINE, 57.00 FEET TO THE PLACE OF BEGINNING.

PARCEL XIII
A NONEXCLUSIVE EASEMENT TO ALLOW THE FOOTINGS BELOW STREET LEVEL FOR A RETAIL CENTER OVER THAT STRIP OF LAND LYING BETWEEN ELEVATION 143.95 AND 145.95 BASED ON U.S.G.S. DATUM, AS SET FORTH IN EASEMENT RECORDED AUGUST 27, 1986, IN REEL 485, PAGE 372, RECORDS FOR MARION COUNTY, OREGON, AND MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 24, SALEM, IN MARION COUNTY, OREGON; THENCE NORTH 19° 29' 12" EAST ALONG THE WESTERLY LINE OF SAID BLOCK 56.00 FEET; THENCE NORTH 70° 30' 48" WEST 2.67 FEET; THENCE SOUTH 19° 29' 12" WEST PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK, 58.67 FEET; THENCE SOUTH 70° 28' 35" EAST PARALLEL WITH THE SOUTHERLY LINE OF SAID BLOCK, 294.29 FEET; THENCE NORTH 19° 31' 25" EAST 2.67 FEET; THENCE NORTH 70° 28' 35" WEST ALONG THE SOUTHERLY LINE OF SAID BLOCK, 291.62 FEET TO THE POINT OF BEGINNING.

PARCEL XIV
A NONEXCLUSIVE EASEMENT FOR SECOND STORY OVERHANG OVER THAT PORTION OF THAT AREA ABOVE THE ELEVATION OF 168.10 BASED ON U.S.G.S. DATUM, AS SET FORTH IN EASEMENT RECORDED AUGUST 27, 1986, IN REEL 485, PAGE 372, RECORDS FOR MARION COUNTY, OREGON, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 24, SALEM, IN MARION COUNTY, OREGON; THENCE NORTH 19° 29' 12" EAST ALONG THE WESTERLY LINE OF SAID BLOCK, 190.60 FEET; THENCE NORTH 70° 30' 48" WEST 8.00 FEET; THENCE SOUTH 19° 29' 12" WEST PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK, 198.60 FEET; THENCE SOUTH 70° 28' 35" EAST PARALLEL WITH THE SOUTHERLY LINE OF SAID BLOCK, 364.62 FEET; THENCE NORTH 19° 30' 00" EAST PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK, 198.60 FEET; THENCE NORTH 70° 28' 35" WEST ALONG THE SOUTHERLY LINE SAID BLOCK 348.62 FEET TO THE POINT OF BEGINNING.

PARCEL XV
BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 2, SALEM, IN MARION COUNTY, OREGON; THENCE NORTH 70° 27' 43" WEST ALONG THE

SOUTHERLY LINE OF SAID BLOCK, 348.66 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 2; THENCE NORTH 19° 30' 00" EAST ALONG THE WESTERLY LINE OF SAID BLOCK, 108.36 FEET TO A POINT, SAID POINT BEING 16.00 FEET SOUTH 19° 30' 00" WEST FROM THE NORTHWEST CORNER OF THE SOUTH HALF OF LOT 6 OF SAID BLOCK 2, THENCE SOUTH 70° 27' 56" EAST PARALLEL WITH THE NORTHERLY LINE OF SAID SOUTH HALF, A DISTANCE OF 92.90 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS SOUTH 54° 10' 23" EAST 33.67 FEET) A DISTANCE OF 34.12 FEET; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF A 48.00 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS NORTH 74° 25' 52" EAST 88.81 FEET) A DISTANCE OF 113.41 FEET TO A POINT WHICH BEARS NORTH 19° 30' 00" EAST 150.00 FEET FROM THE SOUTHERLY LINE OF SAID BLOCK 2; THENCE SOUTH 70° 27' 43" EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID BLOCK, 150.76 FEET TO THE EASTERLY LINE OF SAID BLOCK 2; THENCE SOUTH 19° 30' 00" WEST ALONG THE EASTERLY LINE OF SAID BLOCK, 150.00 FEET TO THE POINT OF BEGINNING.

(SAID PARCEL CONSISTS OF A SEPARATE TAX LOT UNDER TAX ACCOUNT NO. 89026)

PARCEL XVI:
TRACT A:
THOSE RIGHTS CONTAINED IN PERMIT RECORDED OCTOBER 22, 1965 IN VOLUME 608, PAGE 392, MARION COUNTY RECORDS, AND ANY AMENDMENTS THERETO.

(AFFECTS BLOCK 24)
TRACT B:
THOSE EASEMENT RIGHTS ESTABLISHED BY THE CERTAIN DOCUMENT TITLE 'CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT' RECORDED JANUARY 18, 1979 IN REEL 153, PAGE 1947, MARION COUNTY RECORDS, AND ANY AMENDMENTS THERETO.

(AFFECTS BLOCK 23)
TRACT C:
THOSE RIGHTS CONTAINED IN THE CERTAIN REVOCABLE PERMIT AGREEMENT RECORDED FEBRUARY 27, 1981 IN REEL 242, PAGE 1196, MARION COUNTY RECORDS, AND ANY AMENDMENTS THERETO.

(AFFECTS BLOCK 23)
TRACT D:
THOSE RIGHTS AND EASEMENTS CONTAINED IN THAT CERTAIN DOCUMENT TITLE 'GRANT OF RECIPROCAL EASEMENTS AND DECLARATION OF COVENANTS RUNNING WITH THE LAND' RECORDED APRIL 24, 1986 IN REEL 458, PAGE 61, MARION COUNTY RECORDS, AND ANY AMENDMENTS THERETO.

(AFFECTS BLOCK 24)
TRACT E:
THOSE RIGHTS CONTAINED IN THAT CERTAIN DOCUMENT TITLED 'MEMORANDUM OF AGREEMENT FOR CONSTRUCTION AND MAINTENANCE OF SKYBRIDGE SYSTEMS' RECORDED DECEMBER 1, 1986 IN REEL 506, PAGE 170, MARION COUNTY RECORDS, AND ANY AMENDMENTS THERETO.

(AFFECTS BLOCKS 23 AND 24)
TRACT F:
THOSE EASEMENT RIGHTS ESTABLISHED BY THAT CERTAIN DOCUMENT TITLED 'DECLARATION OF RECIPROCAL EASEMENTS' RECORDED DECEMBER 29, 1987 IN REEL 594, PAGE 129, MARION COUNTY RECORDS, AND ANY AMENDMENTS THERETO.

(AFFECTS BLOCKS 23 AND 24)
TRACT G:
THOSE RIGHTS CONTAINED IN THAT CERTAIN DOCUMENT TITLED 'CERTIFICATION AND AGREEMENT AS TO AGREEMENTS FOR CONSTRUCTION AND MAINTENANCE OF SKYBRIDGE SYSTEM' RECORDED JANUARY 26, 1988 IN REEL 599, PAGE 412, AND ALSO RECORDED JUNE 1, 1990 IN REEL 773, PAGE 221, MARION COUNTY RECORDS, AND ANY AMENDMENTS THERETO.

(AFFECTS BLOCKS 23 AND 24)
TRACT H:
THOSE RIGHTS AND EASEMENTS CONTAINED IN THAT CERTAIN DOCU-

MENT TITLE 'AGREEMENT FOR CONSTRUCTION AND MAINTENANCE OF SKYBRIDGE AND GRANT OF PERPETUAL EASEMENT' RECORDED APRIL 8, 1994 IN REEL 1157, PAGE 594 AND RE-RECORDED APRIL 19, 1994 IN REEL 1160, PAGE 49, MARION COUNTY RECORDS, AND ANY AMENDMENTS THERETO.

(AFFECTS BLOCKS 23 AND 24)

TRACT I:
THOSE RIGHTS CONTAINED IN THE CERTAIN REVOCABLE PERMIT AGREEMENT RECORDED MAY 7, 1990 IN REEL 767, PAGE 479, MARION COUNTY RECORDS, AND ANY AMENDMENTS THERETO.

(AFFECTS PARCEL XV)

Situs Address: 401 Center Street NE, Salem, Oregon 97301.

The undersigned is the successor trustee under the Trust Deed. The successor trustee hereby certifies that no action has been instituted to recover the obligation, or any part thereof, now remaining secured by the Trust Deed or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7).

The default for which the foreclosure is made is Grantor's failure to pay the Note in full upon maturity.

By reason of said default, Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable, which sums are as follows:

(a) the principal amount of \$31,186,695.88 as of March 26, 2018, (b) accrued but unpaid interest of \$724,224.39 as of March 26, 2018, and interest accruing thereafter on the principal amount at the rate of 4.75 percent per annum until fully paid, (c) accrued but unpaid default interest charges of \$652,513.73 as of March 26, 2018, and default interest charges accruing thereafter on the principal amount at the rate of 5.00 percent per annum until fully paid, (d) late charges in the amount of \$43,361.95 as of March 26, 2018, plus any late charges accruing thereafter and any other expenses or fees owed under the Note or Trust Deed, (e) reconveyance/payoff fee of \$500, (f) protective advances made by Beneficiary or its special servicer in the amount of \$66,648.87 as of March 26, 2018, plus any additional amounts that Beneficiary or its special servicer may hereinafter pay to protect the lien, including by way of illustration, but not limitation, taxes, assessments, interest on prior liens, and insurance premiums, and (g) costs and expenses, including attorney and trustee fees, incurred by Beneficiary in foreclosure, including the cost of a trustee's sale guarantee and any other environmental or appraisal report. As of March 26, 2018, the amount due and owing by Grantor under the Note (after applying all payments made thereon and deducting all credits to which Grantor is entitled) is \$31,567,153.48, plus Beneficiary's costs and expenses (including legal expenses).

Notice is hereby given that by reason of said default, Beneficiary and the successor trustee have elected to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to ORS 86.815 and to sell the real property identified above to satisfy the obligation that is secured by the Trust Deed.

NOTICE IS HEREBY GIVEN that the undersigned successor trustee or successor trustee's agent will, on **August 30, 2018, at one o'clock (1:00) p.m., based on the standard of time established by ORS 187.110, just outside the main entrance of the Marion County Courthouse, 100 High Street NE, Salem, Oregon**, sell for cash at public auction to the highest bidder the interest in said real property, which Grantor has or had power to convey at the time of the execution by Grantor of the Trust Deed, together with any interest that Grantor or the successors in interest to Grantor acquired after the execution of the Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale.

NOTICE IS FURTHER GIVEN that any person named in ORS 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 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 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 and attorney fees not exceeding the amounts provided by ORS 86.778.

In construing this notice, the singular includes the plural, and the word "grantor" includes any successor in interest of 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.

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.

For further information, please contact Teresa H. Pearson at her mailing address of Miller Nash Graham & Dunn LLP, 111 S.W. Fifth Avenue, Suite 3400, Portland, Oregon 97204 or telephone her at (503) 224-5858.

DATED this 6th day of April, 2018.

/s/ Teresa H. Pearson
Successor Trustee and Attorney
File No. 052351-0016

4/27, 5/4, 5/11, 5/18

PUBLISHED SUMMONS

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

Case No. 18JU03096
PUBLISHED SUMMONS
In the Matter of HAVEN NOELANN KNUPP, A Child.

TO: Amanda Nicole Hussey IN THE NAME OF THE STATE OF OREGON:

A petition has been filed asking the court to terminate your parental rights to the above-named child for the purpose of placing the child for adoption. YOU ARE REQUIRED TO PERSONALLY APPEAR BEFORE the Marion County Circuit Court, Juvenile Department, located at 3030 Center Street NE, Salem, Oregon 97301, on the **14th day of May, 2018 at 9 a.m.** to admit or deny the allegations of the petition and to personally appear at any subsequent court-ordered hearing. YOU MUST APPEAR PERSONALLY IN THE COURTROOM ON THE DATE AND AT THE TIME LISTED ABOVE. AN ATTORNEY MAY NOT ATTEND THE HEARING IN YOUR PLACE. THEREFORE, YOU MUST APPEAR EVEN IF YOUR ATTORNEY ALSO APPEARS.

This summons is published pursuant to the order of the circuit court judge of the above-entitled court, dated April 13, 2018. The order directs that this summons be published once each week for three consecutive weeks, making three publications in all, in a published newspaper of general circulation in Marion County.

Date of first publication: Friday, April 20, 2018.

Date of last publication: Friday, May 4, 2018.

**NOTICE
READ THESE PAPERS
CAREFULLY**

IF YOU DO NOT APPEAR PERSONALLY BEFORE THE COURT OR DO NOT APPEAR AT ANY SUBSEQUENT COURT-ORDERED HEARING, the court may proceed in your absence without further notice and TERMINATE YOUR PARENTAL RIGHTS to the above-named child either ON THE DATE SPECIFIED IN THIS SUMMONS OR ON A FUTURE DATE, and may make such orders and take such action as authorized by law.

RIGHTS AND OBLIGATIONS

(1) YOU HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY IN THIS MATTER. If you are currently represented by an attorney, CONTACT YOUR ATTORNEY IMMEDIATELY UPON RECEIVING THIS NOTICE. Your previous attorney may not be representing you in this matter.

IF YOU CANNOT AFFORD TO HIRE AN ATTORNEY and you meet the state's financial guidelines, you are entitled to have an attorney appointed for you at state expense. TO REQUEST APPOINTMENT OF AN ATTORNEY TO REPRESENT YOU AT STATE EXPENSE, YOU MUST IMMEDIATELY CONTACT the Marion County Juvenile Department, 3030 Center Street NE, Salem, OR 97301, phone number (503) 588-5291, between the hours of 8 a.m. and 5 p.m. for further information.

IF YOU WISH TO HIRE AN ATTORNEY, please retain one as soon as possible and have the attorney present at the above hearing. If you need help 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.

IF YOU ARE REPRESENTED BY AN ATTORNEY, IT IS YOUR RESPONSIBILITY TO MAINTAIN CONTACT WITH YOUR ATTORNEY AND TO KEEP YOUR ATTORNEY ADVISED OF YOUR WHEREABOUTS.

(2) If you contest the petition, the court will schedule a hearing on the allegations of the petition and order you to appear personally and may schedule other hearings related to the petition and order you to appear personally. IF YOU ARE ORDERED TO APPEAR, YOU MUST APPEAR PERSONALLY IN THE COURTROOM, UNLESS THE COURT HAS GRANTED YOU AN EXCEPTION IN ADVANCE UNDER ORS 419B.918 TO APPEAR BY OTHER MEANS INCLUDING, BUT NOT LIMITED TO, TELEPHONIC OR OTHER ELECTRONIC MEANS. AN ATTORNEY MAY NOT ATTEND THE HEARING(S) IN YOUR PLACE.

PETITIONER'S ATTORNEY
Stacey A Wilton
Assistant Attorney General
Department of Justice
1162 Court Street NE
Salem, OR 97301-4096
Phone: (503) 934-4400

ISSUED this 17th day of April, 2018.
Issued by:
Stacey A Wilton, #061413
Assistant Attorney General
4/20, 4/27, 5/4

PUBLISHED SUMMONS

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

Case No. 18JU03097
PUBLISHED SUMMONS
In the Matter of HAVEN NOELANN KNUPP, A Child.

TO: Butch August Knupp IN THE NAME OF THE STATE OF OREGON:

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PETITIONER'S ATTORNEY
Stacey A Wilton
Assistant Attorney General
Department of Justice
1162 Court Street NE
Salem, OR 97301-4096
Phone: (503) 934-4400

ISSUED this 17th day of April, 2018.
Issued by:
Stacey A Wilton, #061413
Assistant Attorney General
4/20, 4/27, 5/4

NOTICE OF SHERIFF'S SALE

On 21st day of May, 2018, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 3828 Auburn Road NE, Salem, in the case of AMERICAN FINANCIAL RESOURCES, INC., Plaintiff, vs. RUTH CECILIA BROMBERG, LANCASTER SQUARE HOMES-A CONDOMINIUM ASSOCIATION, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 3828 AUBURN RD NE, SALEM OR 97301, Defendant(s). For more information go to <http://oregonsheriffssales.org>

4/20, 4/27, 5/4, 5/11

Confidential News Tip?

If it's happening in Keizer, We want to know about it.

CALL/TEXT Tipline 503.383.9201