

public notices

TRUSTEE'S NOTICE

S&S 19-125016

TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Luz Ramirez, a married woman, whose address is 4760 Glendale Avenue NE, Salem, OR 97305 as grantor to Tigor Title, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for America's Wholesale Lender, its successors and assigns, as named Beneficiary, dated June 6, 2006, recorded June 19, 2006, in the mortgage records of Marion County, Oregon, in Book 2663, at Page 246; The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OA10 Mortgage Pass-Through Certificates, Series 2006-OA10 is the present Beneficiary as defined by ORS 86.705(2), as covering the following described real property: as covering the following described real property: LOT 2 AND THE EASTERLY 15 FEET OF LOT 3, AND THE WESTERLY 2.50 FEET OF LOT 1, BLOCK 10 MIDDLE GROVE TRACTS, IN MARION COUNTY, OREGON. **COMMONLY KNOWN AS:** 4760 Glendale Avenue NE, Salem, OR 97305. Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Monthly payments in the sum of \$1,078.94, from September 1, 2018 and monthly payments in the sum of \$1,115.63, from December 1, 2018, plus the sum of \$300.00 for advances, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns. By reason of said default the beneficiary has declared all sums owing on the obligation that the trust deed secures immediately due and payable, said sum being the following, to-wit: \$113,123.63, together with accrued interest in the sum of \$10,873.09 through April 10, 2020, together with interest thereon at the rate of 5.25% per annum from April 11, 2020, plus the sum of \$4,897.06 for advances, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns. WHEREFORE, notice hereby is given that the undersigned trustee will on August 26, 2020, at the hour of 9:00 AM PT, in accord with the standard time established by ORS 187.110, at the main entrance of the Marion County Courthouse, located at 100 High Street, N.E., in the City of Salem, OR, County of Marion, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor has or had power to convey at the time of the execution of said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given to any person named in ORS 86.778 that the right exists, 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 paying to the beneficiary of the entire amount 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 obligations 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. Notice is further given that reinstatement or

payoff quotes requested pursuant to ORS 86.786 and ORS 86.789 must be timely communicated in a written request that complies with that statute, addressed to the trustee's "Reinstatement/Payoffs - ORS 86.786" either by personal delivery or by first class, certified mail, return receipt requested, to the trustee's address shown below. 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. Lender bid information is also available at the trustee's website, www.logs.com/janeway_law_firm. In construing this notice, the masculine gender includes the feminine and the neuter, 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. Also, please be advised that pursuant to the terms stated on the Deed of Trust and Note, the beneficiary is allowed to conduct property inspections while property is in default. This shall serve as notice that the beneficiary shall be conducting property inspections on the said referenced property. 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. The Fair Debt Collection Practice Act requires that we state the following: This is an attempt to collect a debt, and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings: This shall not be construed to be an attempt to collect the outstanding indebtedness or hold you personally liable for the debt. Dated: May 15, 2020. JANEWAY LAW FIRM, LLC, Successor Trustee, 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683 www.logs.com/janeway_law_firm. Telephone: (360) 260-2253 Toll-free: 1-800-970-5647 S&S 19-125016

5/15, 5/22, 5/29, 6/5

PUBLISHED SUMMONS

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

No. 20CV12266

PUBLISHED SUMMONS

In the Matter of the Estate of DOROTHY W. BARNES, Plaintiff,

vs.

EUGENE ARNOLD, an individual,

Defendant.

To: Eugene Arnold, defendant in the Complaint filed in the above-captioned matter.

IN THE NAME OF THE STATE OF OREGON, you are hereby required to appear and defend the complaint filed against you in the above-entitled court on or before the expiration of 30 days from the date of the first publication of this summons; if you fail to so appear and answer, Plaintiff will apply to the above-entitled court for the relief prayed for in the Complaint, to wit:

For the summary statement of the complaint, for Plaintiff's first claim for relief for abandonment, that any equitable interest Defendant Eugene Arnold had in the following described real property under the land sale contract described in the complaint is extinguished, and in the alternative, under Plaintiff's second claim for relief for strict foreclosure, a judgment strictly foreclosing the contract and any interest defendant had in the property, because of the defaults described in the complaint. The subject property is:

Lots 1 and 2, Block 1, PRATT'S ADDITION, in the City of Salem, Marion County, Oregon.

More particularly, Plaintiffs

pray for a judgment:

1. For Plaintiff's first claim for relief for abandonment, that any equitable interest Defendant had in the property under the land sale contract is extinguished, and that Plaintiff is placed in the same position that Plaintiff was in prior to the contract, and that Plaintiff has all right, title, and interest in the property.

In the alternative, under Plaintiff's second claim for relief for strict foreclosure, Plaintiff prays for a judgment as follows:

2. In the alternative, under Plaintiff's second claim for relief for strict foreclosure, a judgment strictly foreclosing the contract, requiring Defendant to pay the Clerk of the Court the amount due under the contract of not less than \$5,000.00, with the exact amount to be determined at trial, together with Plaintiff's cost of foreclosure guarantee in the amount of \$1,250.00, a title company records report in the amount of \$25.00, and mailing costs of \$42.40, together with any costs and fees allowed herein, requiring Defendant to pay and satisfy all unpaid, delinquent real property taxes owed to Marion County on the Property in an amount of not less than \$38,268.93, with interest accruing, and redeem the Property from Marion County tax foreclosure, and provide proof of payment and satisfaction thereof to the Clerk, to correct the substantial waste, damage, repairs, and deterioration to the Property as described in the Correction and Compliance Notices from the City of Salem, so that the Property is no longer subject to substantial fines and sanctions by the City of Salem, clean up the substantial amounts of rubbish and debris from the Property, removes the noxious vegetation and weeds from the property, and remove all liens Defendant consented to or allowed against the Property, within ten (10) days from the date of Judgment, or within such other time as the Court may affix for such payments and corrective action.

3. If under Plaintiff's alternative, second claim for relief for strict foreclosure, Defendant pays these sums to the Clerk of the Court, pays all delinquent and unpaid real property taxes to Marion County, redeems the Property from tax foreclosure, corrects the substantial waste, damage, repairs, and deterioration to the Property as described in the Correction and Compliance Notices from the City of Salem, so that the Property is no longer derelict and a nuisance, and no longer subject to substantial fines and sanctions by the City of Salem, clean up the substantial amounts of rubbish and debris from the Property, remove the overgrown noxious vegetation and weeds from the property, and remove all liens Defendant consented to or allowed against the Property, within ten (10) days from the date of Judgment, or within such other time as the Court may affix for such payments and corrective action, requiring Plaintiff to deliver deed to the property to Defendant.

4. If under Plaintiff's alternative, second claim for relief for strict foreclosure, Defendant fails to pay these sums to the Clerk of the Court within ten (10) days, or within such other time as the Court may affix for such payment, fails to pay all delinquent and unpaid real property taxes to Marion County, redeem the Property from tax foreclosure, and correct the other defaults described herein, ordering the Defendant to be forever foreclosed of all interest in the property and all sums previously paid on the contract; that Plaintiff be put into immediate and exclusive possession of the property; and that a writ of assistance be issued by the Court Clerk assisting Plaintiff to gain possession of the property.

5. That Plaintiff have such other relief as the Court deems equitable.

This summons is published by the order of the above-entitled court made and entered on the 5th day of May, 2020, directing publication of this summons once each week for four consecutive weeks in a newspaper of general circulation in Marion County, Oregon.

Date of first publication: May 15, 2020.

NOTICE TO THE DEFENDANT: 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 from the date of the first publication specified herein along with the required filing fee. It must be in proper form and have proof of service on the Plaintiff's attorney or, if the Plaintiff does not have an attorney, proof of service upon the Plaintiff.

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 or toll-free in Oregon at (800) 452-7636.

If you have questions, you should see an attorney immediately.

DATED this 15th day of May, 2020.

JARROD F. HOWARD,
OSB #093888
1114 - 12th Street SE
Salem, OR 97302
(503) 363-9264

5/15, 5/22, 5/29, 6/5

NOTICE TO CLAIMANTS

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

Case No.: 20PB03252
NOTICE TO CLAIMANTS

In the Matter of the Trust Estate of,

GAYLE E. BLEK,

Deceased

NOTICE IS HEREBY GIVEN that REX A. HEIDT and STEVE M. BIGHAM are the successor Cotrustees of the Gayle E. Blek Living Trust dated March 22, 2016 ("Gayle's Trust"). The name of the settlor of Gayle's Trust is Gayle E. Blek. All persons having claims against the Gayle E. Blek Trust estate must present them to the Cotrustees in care of the undersigned attorney for the Cotrustees at P.O. Box 741, Salem, OR 97308. Claims must be presented within four (4) months after the date of first publication of this notice or they may be barred.

All persons whose rights may be affected by this proceeding may obtain additional information from the court records, the Cotrustees or the attorney for the Cotrustees.

DATED AND FIRST PUBLISHED this 22nd day of May, 2020.

By: Con P. Lynch,
OSB #832779
Of Attorney for the successor Cotrustees

5/22, 5/29, 6/5

PUBLISHED SUMMONS

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

Case No. 20JU02614

PUBLISHED SUMMONS

In the Matter of PROMISE ANN FOREMAN, A Child.
TO: Lori Lynn Foreman
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 Juvenile Court located at 2970 Center Street NE, Salem, OR 97301, on the 27th day of July, 2020 at 9:00 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 May 20, 2020. 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: May 29, 2020.

Date of last publication: June 12, 2020.

NOTICE TO 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 Circuit Court, Juvenile Department located at 2970 Center Street NE, Salem, OR 97301, phone number (503) 588-5291, between the hours of 8:00 a.m. and 5:00 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

Adrian Johnson
Assistant Attorney General
Department of Justice
1162 Court Street NE
Salem, OR 97301-4096
Phone: (503) 934-4400

ISSUED this 22nd day of 5/22/20

Issued by:

s. Adrian Johnson
Adrian Johnson #196587
Assistant Attorney General

5/29, 6/5, 6/12

NOTICE TO INTERESTED PERSONS

NOTICE TO INTERESTED PERSONS

In the Circuit Court of the State of Oregon for the County of Marion Case No. 20PB03283

In the Matter of the Estate of Peggy A. Andresen, Deceased.

Notice is hereby given that Peggy A. Andresen died April 7, 2020, and that by order of the above entitled Court, the undersigned has been appointed Personal Representative.

All persons having claims against the Estate are required to present them to the Personal Representative at 693 Chemeketa Street NE, Post Office Box 2247, Salem, Oregon, 97308-2247, within four months after the date of first publication of this notice or said claims may be barred.

All persons whose rights may be affected by this proceeding are advised that additional information may be obtained from the records of the Court, the Personal Representative, or the attorneys for the Personal Representative.

Teresa A. Andresen
Personal Representative

Sherman, Sherman, Johnnie & Hoyt, LLP
Attorneys for Personal Representative
693 Chemeketa Street
Post Office Box 2247
Salem, Oregon 97308-2247

Date of first publication: May 29, 2020

Second and third publication: June 5, 2020, June 12, 2020

5/29, 6/5, 6/12

NOTICE OF PUBLIC HEARING

CITY OF KEIZER NOTICE OF PUBLIC HEARING

PUBLIC HEARING STATE REVENUE SHARING

NOTICE is hereby given that the City Council of the City of Keizer will hold a public hearing for the proposed use of the City of Keizer's State Shared Revenue Funds for the fiscal year 2020-2021 during the City Council meeting on Monday, June 1, 2020 at 7:00 p.m. It is estimated that the funds available from State Revenue Sharing will be approximately \$383,400. The purpose of the hearing is to provide the public with an opportunity to suggest ideas for the use of these funds.

Anyone wishing to make comment on this matter may provide testimony at the hearing or submit written response to the City Recorder, to be received no later than 5:00 p.m. on June 1, 2020. Responses may be delivered to Keizer Civic Center or mailed to Tracy L. Davis, City Recorder, P.O. Box 21000, Keizer, Oregon 97307.

The location of the hearing is accessible to the disabled. Please contact the City Recorder at (503) 390-3700 at least 48 hours prior to the hearing if you will need any special accommodations to attend or participate in the hearing.

If you have any questions, please contact Tim Wood, Finance Director for the City of Keizer at (503) 390-3700.

Dated this 18th day of May, 2020.

Tracy L. Davis, MMC
City Recorder

5/22, 5/29, 6/5

NOTICE TO INTERESTED PERSONS

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

Case No. 20PB02607

NOTICE TO INTERESTED PERSONS

In the Matter of the Estate of John Marshal West, 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 vouchers attached, to the undersigned personal representative Daniel C. West C/O Attorney William L. Ghiorso at 494 State Street Suite 300 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 lawyer for the personal representative, William L. Ghiorso at 494 State Street Suite 300 Salem, Oregon, 97301.

Dated and first published on May 22, 2020.

PERSONAL REPRESENTATIVE:
Daniel C. West
15114 SE 17th Street
Vancouver, Washington
98683
Phone: (360) 281-0761

LAWYER FOR PERSONAL REPRESENTATIVE:
William L. Ghiorso
OSB No. 902706
494 State Street, Suite 300
Salem, Oregon 97301
Phone: (503) 362-8966
Fax: (503) 362-1158
Email: Bill@ghiorsolaw.com

5/22, 5/29, 6/5

NEWS TIPS?

If it's happening in Keizer, or someone from Keizer — WE WANT TO KNOW.

kt@keizertimes.com