

public notices

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE. A commercial trust deed dated May 1, 2019, made by Real Estate Investments Northwest, LLC, as Grantor, to Fidelity National Title Company (now succeeded by Joel D. Kalberer), as Trustee, in favor of Summer Hill, LLC; AEKHR, LLC; AWHT, LLC; Donald Huster and Kathie Huster, Trustees of Huster Living Trust U/A/D May 7, 1999; Alan and Ann Huster, Trustees of the Alan and Ann Huster trust, dated November 17, 2011; George B. Huster, Trustee of the George B. Huster Trust executed April 22, 1992; Barbara Kraemer, Trustee of the Barbara A. Kraemer Revocable Trust, the beneficiaries. The successor trustee is Joel D. Kalberer whose address is P.O. Box 667, Albany, Oregon, 97321.2. RECORDING INFORMATION. The subject trust deed is recorded in the records of Marion County, Oregon, May 9, 2019 as Document No. 201900019811, Reel number 4194, Page number 273, 3506 Cherokee Dr. S. Salem OR 97302. 3. DESCRIPTION OF PROPERTY:

Lot 4, Block 7, ILLAHE HILLS ESTATES NO. 2, in the County of Marion and State of Oregon.

ALSO: Beginning at an iron rod which marks the Southeast corner of Lot 4, Block 7, ILLAHE HILLS ESTATES NO. 2, as said addition is platted and recorded in Volume 31, Page 42, Book of Town Plats for Marion County, Oregon; and running thence South 78°40' West along the South line of said Lot 4, a distance of 100 feet to an iron rod at the Southwest corner thereof; thence South 11°20' East 30.00 feet to an iron rod; thence North 78°40' East 100.00 feet to an iron rod; thence North 11°20' West 30.00 feet to the point of beginning.

4. DEFAULT: Grantor's failure to pay when due: (1) monthly installments payments beginning July 15, 2019 through April of 2020 together with interest and late fees, (2) Principal amount of **\$700,000.00** later than May 15, 2020 together with interest and late fees and (3) attorney's fees, trustee's fees, and other costs and expenses associated with this foreclosure, including title report expenses, service fees, recording costs, publication costs, and the like. 5. AMOUNT DUE: By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the commercial trust deed immediately due and payable, those sums being the following, to-wit: \$981,291.13 through February 3, 2021, plus trustee's fees, attorney fees, accruing interest, publication costs, recording fees and other costs of foreclosure, and sums advanced by Beneficiary under the terms of the Trust Deed. 6. NOTICE OF ELECTION TO SELL: By reason of the default, both Trustee and Beneficiary have elected and do hereby elect to foreclose the commercial trust deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the described property which the Grantor had, or had the power to convey, at the time of the execution by grantor of the commercial trust deed, together with any interest the grantor or grantor's successor in interest acquired after the execution of the commercial trust deed, to satisfy the obligations secured by the commercial trust deed and the expenses of the sale, including the compensations of the commercial trustee as provided by law, and the reasonable fees of trustee's attorneys. 7. Time and Date of Sale: May 4, 2021, 10:00 a.m. (in accordance to ORS 187.110 for standard of time), outside the front door at the top of the front steps of the Marion County Courthouse, 100 High Street NE, Salem, Oregon 97301, in the City of Salem, County of Marion, State of Oregon. 8. RIGHT TO REINSTATE: Any person named in ORS 86.778 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure dismissed and the Trust Deed reinstated by doing all of the following: a. payment to the Beneficiary of the entire amount then due, other than such portion of the principal as would not then be due had no default occurred; b. curing any other

default that is capable of being cured, by tendering the performance required under the obligation or Trust Deed; and c. paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and attorney's fees not exceeding the amount provided in ORS 86.778, if applicable) not later than five day before the date last set for the sale. 9. Statutory Warning. This is not a residential trust deed as defined in ORS chapter 87. There are no known tenants on the property subject to ORS chapter 90. 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 commercial trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

2/12, 2/19, 2/26, 3/5

NOTICE TO INTERESTED PERSONS

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

Case No.: 21PB00165
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of: KATHY LYNN PRICKETT, 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, c/o Raphael Conant, Attorney at Law, PO Box 852, Salem, OR 97308, 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, Raphael Conant.

Dated and first published February 26, 2021.

Travis Jacobs,
Personal Representative

PERSONAL REPRESENTATIVE:
Travis Jacobs
5522 Kafir Drive
Keizer, OR 97303
503-209-8498

ATTORNEY FOR PERSONAL REPRESENTATIVE:
Raphael Conant
OSB# 066877
Attorney at Law
PO Box 852
Salem, OR 97308
(503) 581-1500

2/26, 3/5, 3/12

NOTICE TO INTERESTED PERSONS

In the Circuit Court of the State of Oregon for the County of Marion
In the Matter of the Estate of Leslie H. Livengood, Deceased
No. 21PB00969 - Probate
NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of the estate of the above-named decedent. All persons having claims against the estate are required to present such claims within four months after the date of first publication of this notice to Douglas P. Schmidt, c/o Heltzel Williams PC, Attn: David M. Roth, PO Box 1048, Salem, OR 97308, or the claims may be barred.

All persons whose rights may be affected by the proceeding may obtain additional information from the records of the court, the Personal Representative, or the attorneys for the Personal

Representative.
Dated and first published February 26, 2021.
/s/ Douglas P. Schmidt
Personal Representative

Heltzel Williams PC
David M. Roth, OSB#924418
P.O. Box 1048
Salem, Oregon 97308-1048
Attorneys for Personal Representative

2/26, 3/5, 3/12

NOTICE TO INTERESTED PERSONS

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

Case No. 21PB00938
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of ROSELYN MAE NEVERS, Deceased.
Date of Death: November 28, 2020

NOTICE IS HEREBY GIVEN that Leslie A. Warren has been appointed as Personal Representative. All persons having claims against the Estate are required to present them, with vouchers attached, to the Personal Representative, Leslie A. Warren, c/o Kathryn M. Belcher, of McGinty Belcher & Hamilton, Attorneys, PC, P.O. Box 12806, Salem, Oregon, 97309, 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 attorneys for the personal representative.

DATED this 18th day of February, 2021.
s/Kathryn M. Belcher
Kathryn M. Belcher
OSB # 992200
Attorney for
Personal Representative

Personal Representative:
Leslie A. Warren
455 Cameo Street NW
Salem, OR 97304
(503) 371-3308

Attorney for Personal Representative:
Kathryn M. Belcher
OSB # 992200
McGinty Belcher, & Hamilton, Attorneys, PC
P.O. Box 12806
Salem, OR 97309
Tel: (503) 371-9636
Fax: (503) 371-2879
Kathy@McGinty-Belcher.com

2/26, 3/5, 3/12

NOTICE TO INTERESTED PERSONS

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

Case No.: 21PB00162
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of: HOWARD ROYCE CLEMENS, 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, c/o Raphael Conant, Attorney at Law, PO Box 852, Salem, OR 97308, 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, Raphael Conant.

Dated and first published February 26, 2021.

Bobby Parksion,
Personal Representative

PERSONAL REPRESENTATIVE:
Bobby Parksion
536 63rd Street SE
Salem, OR 97317
(503) 581-2706

ATTORNEY FOR PERSONAL REPRESENTATIVE:
Raphael Conant
OSB# 066877
Attorney at Law
PO Box 852
Salem, OR 97308
(503) 581-1500

2/26, 3/5, 3/12

PUBLISHED SUMMONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR MARION COUNTY Juvenile Department
Case No. 21JU00729
PUBLISHED SUMMONS
In the Matter of: KLARISSA ORTEGA-MEJIA, A Child.
TO: Melina Mejia
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 at 2970 Center Street NE, Salem, OR 97301, on the 22nd day of March, 2021 at 9:15 a.m. to admit or deny the allegations of the petition and to personally appear at any subsequent court-ordered hearing.** Due to current COVID-19 restrictions impacting court practices in Marion County, you may participate in the hearing referenced in the attached summons by phone rather than in person. To appear by telephone for this hearing, call the Court Conference Line at 1-971-323-0609 and enter Conference ID: 886 791 019# when prompted. 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 February 19, 2021. 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: February 26, 2021

Date of last publication: March 12, 2021

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

ISSUED this 22nd day of February, 2021.

Issued by:
s/ Kristyn M. Houston
Kristyn M Houston #145304
Assistant Attorney General

2/26, 3/5, 3/12

PUBLISHED SUMMONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR MARION COUNTY Juvenile Department
Case No. 21JU00728
PUBLISHED SUMMONS
In the Matter of: KAMILA ORTEGA-MEJIA, A Child.
TO: Melina Mejia
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 at 2970 Center Street NE, Salem, OR 97301, on the 22nd day of March, 2021 at 9:15 a.m. to admit or deny the allegations of the petition and to personally appear at any subsequent court-ordered hearing.** Due to current COVID-19 restrictions impacting court practices in Marion County, you may participate in the hearing referenced in the attached summons by phone rather than in person. To appear by telephone for this hearing, call the Court Conference Line at 1-971-323-0609 and enter Conference ID: 886 791 019# when prompted. 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.

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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

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

ISSUED this 22nd day of February, 2021.

Issued by:
s/ Kristyn M. Houston
Kristyn M Houston #145304
Assistant Attorney General

2/26, 3/5, 3/12

NOTICE TO INTERESTED PERSONS

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

Case No. 21PB01402
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of DAVID JEROME DAWSON, Deceased.

NOTICE IS HEREBY GIVEN that the Circuit Court of the State of Oregon, for the County of Marion, has appointed the undersigned, Ché Carlyle Dawson, as Personal Representative of the Estate of David Jerome Dawson, on February 22, 2021. All persons having claims against said estate are required to present the same, with proper vouchers to the Personal Representative by directing said claims to Roger K. Evans, Law Office of Roger K. Evans, P.C., 675 Church Street NE, Salem, OR 97301, within four months from the date of first publication of this notice as stated below, or they may be barred.

All persons whose rights may be affected by this proceeding may obtain additional information from the records of the Court, the Personal Representative, or the Attorney for the Personal Representative.

Dated and first published February 26, 2021.

/s/ Ché Carlyle Dawson
Ché Carlyle Dawson,
Personal Representative

PERSONAL REPRESENTATIVE:
Ché Carlyle Dawson
3275 31st Avenue SW
Seattle, WA 98126
Phone: (206) 234-1453

ATTORNEY FOR PERSONAL REPRESENTATIVE:

Roger K. Evans,
OSB #812170
Law Office of
Roger K. Evans, P.C.
675 Church St NE
Salem, OR 97301
Phone: (503) 585-2121
Fax: (503) 364-7689

Email: roger@rogerkevans.com

2/26, 3/5, 3/12

NEWS TIPS?

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

kt@keizertimes.com