

**PUBLIC NOTICES**

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of the Court, the Personal Representative or from the Personal Representative's attorneys.

DATED and first published: November 23, 2016.

/s/ Charles E. Smith  
Personal Representative

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**SUMMONS**  
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IN THE CIRCUIT COURT OF OREGON  
FOR LANE COUNTY

Case No. 16AP00960

Petitioner's Summons by Publication

In the Matter of the Adoption of:

RANDY RH CULVER, a minor child.

To: RANDY LEE CULVER and DAYNA CATHLENE KELLY, nka DAYNA BOLIN

YOU ARE HEREBY REQUIRED to

appear and defend the adoption petition

which has been filed in the above-entitled

cause within thirty (30) days from the date

of first publication of this summons upon

you along with the required filing fee.

A Petition for Adoption has been brought

in Lane County Circuit Court Case No.

16AP00960, as to why Roy R. Culver and

Joyce A. Culver should not be allowed

to adopt Randy RH Culver as their own

child. A Motion and Order to Show Cause

has been brought under ORS 109.324

as to why the Adoption of Randy RH

Culver should not be ordered without

the parent's consent. In your written

answer, you must inform the court and

the petitioners of your current residence,

mailing or contact address in the same

state as your home.

The "motion" or "answer" must be given

to the court clerk or administrator within

30 days of the date of first publication

specified herein along with the required

filing fee.

If you answer the motion and order to

show cause, the court will schedule a

hearing to address the motion and order

to show cause and, if appropriate, the

adoption petition; and order you to appear

personally; and may schedule other

hearings related to the petition and may

order you to appear personally.

If you fail to file a written answer to the

motion and order to show cause, the

court, without further notice and in the

parents' absence, may take any action

that is authorized by law, including but not limited to entering a judgment of adoption of the child if the court determines, on the date the answer is required or on a future date that the consent of the parent is not required and that adoption is in the best interest of the child.

You must "appear" in this case or the other side will win automatically. To "appear" you must file with the court a legal document 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. 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.

/s/ Ryan M. Gifford, OSB No. 077181  
Attorney for Petitioners  
PO Box 247  
751 N. River Rd.  
Cottage Grove, OR 97424  
Phone: (541)942-7914; Fax: (541) 942-9581

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**TRUSTEE NOTICES**  
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TRUSTEE'S NOTICE OF SALE File No. 7870.21090 Reference is made to that certain trust deed made by Phillip Holmes, a single person, as grantor, to Fidelity Ntl Title Co of Oregon, an Oregon Corp, as trustee, in favor of James B. Nutter & Company, as beneficiary, dated 04/20/12, recorded 05/09/12, in the mortgage records of Lane County, Oregon, as , covering the following described real property situated in said county and state, to wit: Lot 1, Dapple, as platted and recorded in Book 68, Page 21, Lane County Oregon Plat Records, in Lane County, Oregon. PROPERTY ADDRESS: 290 Sunshine Acres Drive Eugene, OR 97401 Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.752(3); the default for which the foreclosure is

made is grantor's failure to pay when due the following sums: monthly payments of \$1,334.00 beginning 08/01/13; plus prior accrued late charges of \$2,455.15; plus advances of \$9,374.32; 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 the trust deed immediately due and payable, said sums being the following, to wit: \$187,328.00 with interest thereon at the rate of 3.75 percent per annum beginning 07/01/13; plus prior accrued late charges of \$2,455.15; plus advances of \$9,374.32; together with title expense, costs, trustee's fees and attorneys 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. WHEREFORE, notice hereby is given that the undersigned trustee will on January 31, 2017 at the hour of 10:00 AM. in accord with the standard of time established by ORS 187.110, at the following place: inside the main entrance to the Lane County Courthouse, 125 E. 8th Avenue, in the City of Eugene, County of Lane, State of Oregon, sell at 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 and the costs and expenses of sale, including a reasonable charge by 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 trustee's "Urgent Request Desk" either by personal delivery to the trustee's physical offices (call for address) 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. Lender bid information is also available at the trustee's website, www.northwesttrustee.com. 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 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) 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 and attorney's fees not exceeding the amounts provided by said ORS 86.778. Requests from persons named in ORS 86.778 for reinstatement quotes received less than six days prior to the date set for the trustee's sale will be honored only 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. Without limiting the trustee's disclaimer of representation 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 trustee's rules of auction may be accessed at www.northwesttrustee.com and are incorporated by this reference.

You may also access sale status at www.northwesttrustee.com and www.USA-Foreclosure.com. For further information, please contact: Nanci Lambert Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 586-1900 Holmes, Phillip (TS# 7870.21090) 1002.288774-File No. 16, 11/2/16, 11/9/16.

TRUSTEE'S NOTICE OF SALE File No. 7699.20493 Reference is made to that certain trust deed made by Tamaron M. Parks and Troy A. Currah, not as tenants in common, but with rights of survivorship, as grantor, to Evergreen Land Title, as trustee, in favor of Mortgage Electronic Registration Systems, Inc. as designated nominee for M&T Bank, beneficiary of the security instrument, its successor and assigns, as beneficiary, dated 05/05/10, recorded 05/11/10, in the mortgage records of LANE County, Oregon, as 2010-022293 and Modified 2/26/2013 Recording # 2013-011183 and subsequently assigned to M & T Bank by Assignment recorded as 2016-048125, covering the following described real property situated in said county and state, to wit: Beginning at the Southwest corner of the W. Miller Donation Land Claim No. 48, Section 34, Township 17 South, Range 2 West of the Willamette Meridian; run thence North 146.80 feet; thence South 89 degrees 44' East 731.94 feet to the True Point of Beginning of this described parcel; run thence North 100.00 feet to the South right-of-way of North "A" Street; thence South 89 degrees 44' East 60.00 feet; thence leaving said South right-of-way of North "A" Street South 100.00 feet; thence North 89 degrees 44' West 60.00 feet to the True Point of Beginning, all in Lane County, Oregon. PROPERTY ADDRESS: 6757 A Street Springfield, OR 97478 Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.752(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: monthly payments of \$1,138.40 beginning 05/01/13, monthly payments of \$1,132.03 beginning 01/01/2014, monthly payments of \$1,188.51 beginning 07/01/2014, monthly payments of \$1,156.37 beginning 11/01/2014, monthly payments of \$1,189.39 beginning 01/01/2015 and monthly payments of \$1,180.26 beginning on 11/01/2015; plus prior accrued late charges of \$722.87; plus advances of \$7,680.76; 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 the trust deed immediately due and payable, said sums being the following, to wit: \$163,236.81 with interest thereon at the rate of 4 percent per annum beginning 04/01/13; plus prior accrued late charges of \$722.87; plus advances of \$7,680.76; together with title expense, costs, trustee's fees and attorneys 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. WHEREFORE, notice hereby is given that the undersigned trustee will on February 14, 2017 at the hour of 10:00 AM. in accord with the standard of time established by ORS 187.110, at the following place: inside the main entrance to the Lane County Courthouse, 125 E. 8th Avenue, in the City of Eugene, County of Lane, State of Oregon, sell at 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 and the costs and expenses of sale, including a reasonable charge by 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 trustee's "Urgent Request Desk" either by personal delivery to the trustee's physical offices (call for address) 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. Lender bid information is also available at the trustee's website, www.northwesttrustee.com. 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 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) 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 and attorney's fees not exceeding the amounts provided by said ORS 86.778. Requests from persons named in ORS 86.778 for reinstatement quotes received less than six days prior to the date set for the trustee's sale will be honored only 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. Without limiting the trustee's disclaimer of representation 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 trustee's rules of auction may be accessed at www.northwesttrustee.com and are incorporated by this reference. You may also access sale status at www.northwesttrustee.com and www.USA-Foreclosure.com. For further information, please contact: Heather L. Smith Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 586-1900 Simpson, Jason J. and Trina M. (TS# 8296.20479) 1002.289018-File No.

Bellevue, WA 98009-0997 586-1900 Parks, Tamaron M. and Currah, Troy A. (TS# 7699.20493) 1002.267572-File No.

TRUSTEE'S NOTICE OF SALE File No. 8296.20479 Reference is made to that certain trust deed made by Jason J Simpson and Trina M Simpson husband and wife, as grantor, to Western Title and Escrow, as trustee, in favor of National City Mortgage a division of National City Bank, as beneficiary, dated 12/17/07, recorded 12/21/07, in the mortgage records of Lane County, Oregon, as 2007-083825 and subsequently assigned to Oregon Housing and Community Services by Assignment recorded as 2008-035666, covering the following described real property situated in said county and state, to wit: Beginning at a point on the West line of a 30.0 foot wide roadway 396.10 feet South 00 degrees 08' West from a point on the North line of Section 22, Township 17 South, Range 4 West of the Willamette Meridian, 417.4 feet South 89 degrees 29' East from the Northwest corner of said Section 22 and running thence South 00 degrees 08' West 15.00 feet to the true point of beginning, thence North 89 degrees 29' West 126.7 feet; thence South 00 degrees 08' West 68.7 feet; thence South 89 degrees 29' East 126.7 feet to a point on the West line of said 30.0 foot wide roadway; thence North 00 degrees 08' East 68.7 feet to the true point of beginning, in Eugene, Lane County, Oregon. PROPERTY ADDRESS: 1950 Ruskin Street Eugene, OR 97402 Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.752(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: monthly payments of \$959.56 beginning 05/01/16; plus prior accrued late charges of \$345.46; plus advances of \$19.52; 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 the trust deed immediately due and payable, said sums being the following, to wit: \$117,253.27 with interest thereon at the rate of 5.125 percent per annum beginning 04/01/16; plus prior accrued late charges of \$345.46; plus advances of \$19.52; together with title expense, costs, trustee's fees and attorneys 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. WHEREFORE, notice hereby is given that the undersigned trustee will on February 13, 2017 at the hour of 10:00 AM. in accord with the standard of time established by ORS 187.110, at the following place: inside the main entrance to the Lane County Courthouse, 125 E. 8th Avenue, in the City of Eugene, County of Lane, State of Oregon, sell at 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 and the costs and expenses of sale, including a reasonable charge by 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 trustee's "Urgent Request Desk" either by personal delivery to the trustee's physical offices (call for address) 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. Lender bid information is also available at the trustee's website, www.northwesttrustee.com. 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 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) 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 and attorney's fees not exceeding the amounts provided by said ORS 86.778. Requests from persons named in ORS 86.778 for reinstatement quotes received less than six days prior to the date set for the trustee's sale will be honored only 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. Without limiting the trustee's disclaimer of representation 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 trustee's rules of auction may be accessed at www.northwesttrustee.com and are incorporated by this reference. You may also access sale status at www.northwesttrustee.com and www.USA-Foreclosure.com. For further information, please contact: Heather L. Smith Northwest Trustee Services, Inc. P.O. Box 997 Bellevue, WA 98009-0997 586-1900 Simpson, Jason J. and Trina M. (TS# 8296.20479) 1002.289018-File No.



# Hauling out your Christmas Decorations?

Finding items you don't want anymore?  
Need to find some "new to you" stuff?

Put it in the **CLASSIFIEDS.**

Your junk is someone else's GIFT!

Cottage Grove Sentinel 541-942-3325

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