

112 Union County Legal Notices

NOTICE TO INTERESTED PERSONS

Linda J. Graham has been appointed Personal Representative of the Estate of **CORA JEAN KNIGHT**, Deceased, Probate Case No. 19PB08024, Union County Circuit Court, State of Oregon. 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. All persons having claims against the estate must present them to the Personal Representative at:

Alyssa D. Slater, P.C.
Alyssa D. Slater, Attorney for Personal Representative
107 Depot Street –
P.O. Box 729
La Grande, Oregon 97850
(541) 663-8300

within four months after the first publication date of this notice or they may be barred.

Published: October 25, November 1, 8, 2019
Legal No. 1497771

NOTICE TO INTERESTED PERSONS

In the Circuit Court of the State of Oregon for the County of Union, No. 19PB07228 Estate of: **Bonnie F. Sparks**, fka **Bonnie George**, fka, **Bonnie Pratt Estate**, Deceased Notice is hereby given that the person named below has been appointed personal representative of the estate. All persons having claims against the estate are required to present them to the personal representative at: P.O. Box 218, Pendleton, OR 97801 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.

Gary Limbaugh
Personal Rep.
63668 Spring Creek Rd.
Enterprise, OR 97828

Timothy P. O'Rourke
Corey Byler & Rew, LLP
222 SE Dorion Ave
Pendleton, OR 97801
541-276-3331

Published: October 25, November 1, 8, 2019
Legal No. 149834

EVERYONE READS CLASSIFIED ADS – you're reading one now.

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-KS10, Plaintiff,

vs.
THE UNKNOWN HEIRS AND DEVISEES OF ROBERT R. SHELLS AKA ROBERT RUSSELL SHELLS; EVA SHELLS; CAPITAL ONE BANK (USA), N.A.; CAM CREDITS, INC.; MIDLAND FUNDING LLC; STATE OF OREGON; OCCUPANTS OF THE PROPERTY, Defendants.
Case No.: 19CV42054

SUMMONS BY PUBLICATION

To: THE UNKNOWN HEIRS AND DEVISEES OF ROBERT R. SHELLS AKA ROBERT RUSSELL SHELLS

You are hereby required to appear and defend the Complaint filed against you in the above entitled cause within thirty (30) days from the date of service of this summons upon you, and in case of your failure to do so, for want thereof, Plaintiff will apply to the court for the relief demanded in the Complaint.

NOTICE TO 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" (or "reply") 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. 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 on the plaintiff.

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.

The relief sought in the Complaint is the foreclosure of the property located at 1801 2nd Street, La Grande, OR 97850.

McCarthy & Holthus, LLP

Jeremy Clifford
OSB No.142987
920 SW 3rd Ave, 1st Floor
Portland, OR 97204
Phone: (971) 201-3200
Fax: (971) 201-3202
jclifford@mccarthymcclintock.com
Of Attorneys for Plaintiff

Published: November 8, 15, 22, 29, 2019
Legal No. 153030

111 Baker County Legal Notices

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

NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC, D/B/A SHELLPOINT MORTGAGE SERVICING,

Case No.: 19CV35335

SUMMONS FOR PUBLICATION

PUBLICATION

Plaintiff,

vs.

UNKNOWN HEIRS AND DEVISEES OF JAMES M. HERFI, a deceased individual; MARTHA BOYER, as potential heir of James M. Herfi, a deceased individual; and ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1650 Washington Avenue, Baker City, OR 97814,

To:

UNKNOWN HEIRS AND DEVISEES OF JAMES M. HERFI, a deceased individual

Defendants.

TO THE DEFENDANT/RESPONDENT(S) ABOVE NAMED:
You are hereby directed and required to appear in, and defend against, this legal action within 30 days after the first date of publication of summons, which is the 8th day of November, 2019, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC, D/B/A SHELLPOINT MORTGAGE SERVICING, and serve a copy of your answer upon the undersigned attorneys for plaintiff, ZBS LAW, LLP, at their office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. This is a Complaint for Judicial Foreclosure of Deed of Trust.

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 plaintiff's attorney or, if the plaintiff does not have an attorney, proof of service on the plaintiff.

If you have any questions, you should see an attorney immediately. If you need help in finding an attorney, you may contact the Oregon State Bar's Lawyer Referral Service online at www.oregonstatebar.org or by calling (503) 684-3763 in the Portland metropolitan area.

DATED: October 31, 2019

ZBS LAW, LLP

By: /s/ Jeffrey A. Myers
Jeffrey A. Myers, OSB No. 094561
Scott D. Crawford, OBS No. 086448
jmyers@zbslaw.com
scrawford@zbslaw.com
Attorneys for Plaintiff

Legal No. 152253

Published: November 8, 15, 22, 29, 2019

111 Baker County Legal Notices

111 Baker County Legal Notices

111 Baker County Legal Notices

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by JAMIE L. STARBOARD as Grantor, AMERITITLE, an Oregon corporation, as Trustee, and FJ, LLC, an Oregon limited liability company as Beneficiary. Said Trust Deed is dated August 15, 2017, and recorded August 18, 2017 as Instrument No. B17 34 0056 in Baker County Deed Records, covering the following described real property in Baker County, Oregon:

A portion of Lots 24 and 25, Block 4, Grandview Addition to Baker City, in Baker City, County of Baker and State of Oregon, more particularly described as follows:

Beginning at a point which is West 57.9 feet from the Southeast corner of Lot 25, Block 4, Grandview Addition to Baker City; thence North 114 feet to a point which is South 6 feet from the North line of Lot 24, Block 4, Grandview Addition to Baker City; thence West along a line which is parallel to and South 6 feet from the North line of said Lot 24, Block 4, to a point on the Easterly right of way line of North Third Street; thence Southerly 114 feet along the Easterly right of way line of North Third Street to the Southwest corner of said Lot 25, Block 4; thence East 57.8 feet along the Southerly line of said Lot 25, Block 4 to the Point of beginning.

The undersigned hereby certifies that no other assignments of the trust deed by the trustee or by the beneficiary and no appointments of a successor trustee have been made except as recorded in the mortgage records of the county or counties in which the above described real property is situated, further, that no action has been instituted to recover the debt, 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).

Appointment of Successor Trustee, appointing Floyd C. Vaughan as successor trustee has been recorded in Baker County records.

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: the defaults for which the foreclosure is made are grantor's failure to pay when due the following sums:

- A. Failure to pay monthly payments due under the Note.
- B. Failure to pay Holder's attorney fees incurred by Holder resulting from Grantor's default in failing to perform Grantor's obligations as Maker under the Note in accord with a Notice of Default Under Note and Trust Deed and Notice of Intent to Foreclose Trust Deed given respectively to Grantor by certified mail March 26, 2019 and August 8, 2019, in the total amount due of \$575.00.

By reason of the defaults just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: The principal sum of SIXTY EIGHT THOUSAND NINE HUNDRED TEN AND 09/100 (\$68,910.09) plus interest from July 3, 2019 at the rate of six cent (6%) per annum to the date of payment.

WHEREFORE, notice is hereby given that the undersigned trustee will on December 30, 2019 at the hour of 10:00 o'clock, A. M., in accord with the standard of time established by ORS 187.110, on the Front Steps of the Baker County Courthouse at 1995 3rd Street, Baker City, Baker County, Oregon, sell at public auction to the highest bidder for cash the interest in the real property 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 a reasonable charge by the trustee. 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 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.

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.

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.

NOTICE
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.

We are attempting to collect a debt on behalf of the beneficiary named in this Trustee's Notice of Sale (also referred to as the "creditor") and any information obtained will be used for that purpose. This debt is owed to the creditor in the amount described in the notice. Under some circumstances, you may receive more than one copy of this notice. Unless you dispute the validity of this debt, or any portion thereof, within 30 days after your first receipt of the original or a copy of this notice, we will assume the debt to be valid. If you notify us in writing within 30 days after your first receipt of the original or a copy of this notice that the debt, or any portion thereof, is disputed, we will obtain verification of the debt of (if applicable) a copy of a judgment against you and a copy of the verification or (if applicable) the judgment will be mailed to you. We will provide you with the name and address of the original creditor, if different from the creditor named above, if you notify us in writing within 30 days after your first receipt of the original or a copy of this notice that you request such information.

DATED: August 21, 2019.

Floyd C. Vaughan, Successor Trustee
P. O. Box 965
Baker City, Oregon 97814
541-523-4444

Legal No. 152589

Published: November 8, 15, 22, 29, 2019



112 Union County Legal Notices

CORRECTED DATE!!!

A-Secured Storage
2504-2516 Cove Ave
La Grande, OR 97850
541-963-2331

The following storage units are in default and will be auctioned on **Wednesday, November 13th, 2019 @ 10:00 a.m.**

Amy Allison #135
Amy Allison #44
Patrick Crowson #143
Jessica Price #85
Michael Terkelson #14

A-Secured Storage
1704 21st Avenue
La Grande, OR 97850
541-963-2331

The following storage units are in default and will be auctioned on **November 13th, 2019 @ 10:30 a.m.**

Taul Cunningham #E
Troy Powell #G

Sales are subject to cancellation. There is a \$50.00 refundable deposit required on each unit purchased. Units must be emptied the day of purchase. Deposit will be refunded when the unit is emptied.

Published: November 8, 2019
Legal No. 153106

Call
541-963-3161
or
541-523-3673
to place your ad.

These little ads really work. Join the thousands of other people in this area who are regular users of the classified. See how simple and effective they can be. We're open from 7:30 a.m. to 5 p.m. for your convenience.

House need new paint? The Service Directory is the place to look.

112 Union County Legal Notices

S&S 19-125511

112 Union County Legal Notices

Estate of John Holland Antonelli
Notice to Interested Persons
Case No. 19PB08565

In the Circuit Court of the State of Oregon for the County of Union, in the Matter of the Estate of John Holland Antonelli, Deceased.

NOTICE IS HEREBY GIVEN that Claudia Ciobanu, the Estate Administrator of the Department of State Lands has been appointed as the personal representative of the Estate of John Holland Antonelli. All persons having claims against the estate are required to present their claims within four months after the date of first publication of this notice, as stated below, to the undersigned personal representative in care of Matthew H. Schrumpf, Assistant Attorney General, Oregon Department of Justice, 1162 Court St. NE, Salem, OR 97301-4096 or the claims may be barred. All persons whose rights may be affected by the proceedings in this estate may obtain additional information from the records of the court, the personal representative, or the attorney for the personal representative.

Personal Representative:
Department of State Lands
775 Summer St. NE, Suite 100
Salem, OR 97301

Attorney for Personal Representative:
Matthew H. Schrumpf,
OSB #090232
Assistant Attorney General
Oregon Department of Justice
1162 Court St. NE
Salem, OR 97301-4096
Telephone: (503) 934-4400
Fax: (503) 373-7067
Matt.H.Schrumpf@doj.state.or.us

Published: November 8, 15, 22, 2019
Legal No. 152777

DOES EVERYONE KNOW YOUR BUSINESS

Even if you think they do you'll have to keep reminding them about it.

112 Union County Legal Notices

TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Derrick Lee Graves and Chelsea Diane Avery-Graves, Husband and Wife, whose address is 50229 Bennett Lane, Baker City, OR 97814 as grantor to First American Title Insurance Company, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns, as named Beneficiary, dated November 8, 2018, recorded November 9, 2018, in the mortgage records of Union County, Oregon, in as Instrument No. 20183450, Nationstar Mortgage LLC d/b/a Mr. Cooper 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 5 of PONDOSA ACRES SUBDIVISION, according to the recorded plat, as filed in Plat Cabinet "C", Pages 708 and 709, Deed Records of Union County, Oregon.. COMMONLY KNOWN AS: 50229 Bennett Lane, Baker City, OR 97814. 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 \$1,545.64, from March 1, 2019, plus prior accrued late charges in the amount of \$165.98, 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: \$222,163.00, together with accrued interest in the sum of \$7,639.90 through October 3, 2019, together with interest thereon at the rate of 5.125% per annum from October 4, 2019, plus prior accrued late charges in the amount of \$165.98, 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 February 27, 2020, at the hour of 1:00 PM PT, in accord with the standard time established by ORS 187.110, at the front entrance of the Daniel Chaplin Building, located at 1001 - 4th Street, in the City of LaGrande, OR, County of Union, 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 "Reinstatements/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.shapiroattorneys.com/wa. 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: /s/ Kelly Sutherland SHAPIRO & SUTHERLAND, LLC, Successor Trustee 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683 www.shapiroattorneys.com/wa, Telephone: (360)260-2253, Toll-free: 1-800-970-5647, S&S 19-125511

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