

Public Notices

HOOD RIVER

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF HOOD RIVER

In the Matter of the Estate of FLORENCE E. AKIYAMA, Deceased, No. 21PB02582 NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that the undersigned have been appointed Co- Personal Representatives of the above estate. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned Co- Personal Representatives at the law office of Annala, Carey & Hull, at 305 Cascade Street (P.O. Box 325), Hood River, Oregon 97031, within four months after the date of first publication of this notice, as stated below, or such 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 Co- Personal Representatives, or the lawyers for the Co- Personal Representatives.

DATED and first published this 28th day of April.

A U D R E Y BARTORELLI

Co- Personal Representative Co- Personal Representative 1714 Sequoia Drive, Elko, Nevada 89801

T H E L M A L . AUSTIN

Co- Personal Representative

2600 Anqua Court Sparks, Nevada 89434

ANNALA, CAREY & HULL

ATTORNEYS FOR CO- PERSONAL REPRESENTATIVES

305 Cascade Street, Post Office Box 325

Hood River, Oregon 97031

Telephone: (541) 386-1811; Fax: (541) 386-6242

E- Mail: donwhull@gmail.com

Apr. 28, May 5, 12, 2021

#1630

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF HOOD RIVER

N I C K O L U S HARDIN, Plaintiff,

v.

DENISE CAMPOS, an individual and JONATHAN MARTINEZ, an individual, Defendants.

C a s e N o . 20CV42036

SUMMONS

TO: Jonathen Martinez, Defendant.

IN THE NAME OF THE STATE OF OREGON: You are hereby required to appear and defend the Complaint filed against you for Negligence in the above-entitled cause within 30 days from the date of first publication specified herein. The relief requested in the Complaint is for a Judgment against you in the amount of \$47,093.19. If you fail to appear and defend, the 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 lawyer.

If you have questions, you should see a lawyer immediately. If you need help in finding a lawyer, you may call the Oregon State Bar's Lawyer Referral Service at

503-684-3763 or toll-free in Oregon at 800-452-7636.

Date of First publication: April 28, 2021 Michael B. FitzSimons, OSB 980223

Of Attorneys for Plaintiff

205 Third Street, Hood River, OR 97031

mike@hoodriverlaw.com

Apr. 28, May 5, 12, 19, 2021

#1639

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF HOOD RIVER

In the Matter of the Estate of MARY JEAN BLUMENTHAL, Deceased, Case No. 21PB01154.

NOTICE TO INTERESTED PERSONS IS HEREBY GIVEN that Rodney Blumenthal has been appointed Personal Representative of the above estate. All persons having claims against the estate are required to present them to the Personal Representative at the law office of Jaques Sharp, 205 Third St. (PO Box 457), Hood River, OR 97031 within four months after the date of first publication of this notice stated below, 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 from the attorney for the Personal Representative.

Dated and first published: May 5, 2021.

PERSONAL REPRESENTATIVE: Rodney Blumenthal, PO Box 44, Mt. Hood/Parkdale, OR 97041

ATTORNEY FOR PERSONAL REPRESENTATIVE: JAUQUES SHARP, ATTORNEYS AT LAW, 205 Third St. (PO Box 457), Hood River, OR 97031

May 5, 12, 19, 2021

#1648

NOTICE OF APPLICATION HOOD RIVER COUNTY PLANNING DEPARTMENT

Bradford Perron, (415-20-0287) Property Owner, has made application to: 1) construct a new single-family dwelling on a vacant parcel which is proposed to be a one-story partially in-ground structure, and 2) make additional improvements to the site to accommodate the dwelling including installation of an onsite septic system, driveway, and landscaping. The proposed uses will be reviewed under Section 370. Review Uses and subject to compliance with the scenic, cultural, natural and recreation resources guidelines (Sections 520 through 620) of Article 75 of the HRCZO.

The subject ~0.75-acre property is located on the N side of Country Club Rd. ~1/2 mile W of the intersection of Frankton Rd. & Country Club Rd.: 3N 10E 33A, Tax Lot 200. The parcel is zoned Rural Residential (G-RR-5) within the General Management Area of the Columbia River Gorge National Scenic Area.

If you have comments regarding this application, please respond by 5:00 p.m., Mon, May 24, 2021. The application and supporting documents are available for review or purchase at County Planning, 601 State St., Hood River, OR 97031; (541) 387-6840; plan.dept@co.hood-river.or.us.

May 12, 2021

#1653

NOTICE OF PUBLIC HEARING HOOD RIVER COUNTY BOARD OF COMMISSIONERS

The Hood River County Board of Commissioners will conduct a Public Hearing on Monday, May 17, 2021, beginning at 6:00 PM, or soon thereafter, to consider a Road Naming Ordinance pursuant to Section 15.08.080 of the Hood River County Code. The new road to be name is located on property identified as 2N10E 2DC #1200. A copy of the draft Ordinance and related materials can be found by visiting the Board of Commissioner webpage on the County website: www.co.hood-river.or.us

All interested citizens who wish to submit testimony must do so in one of the following ways: Register for the Hearing (see Board of Commissioners webpage at website listed above) or submit written comments no later than 10am the day of the hearing to Administration, 601 State Street or via email: heidi.dehart@co.hood-river.or.us

Meeting protocols will be posted no later than May 13, 2021 on the County website (www.co.hood-river.or.us - see bottom of County Board of Commissioners page). Questions or additional information regarding the proposed Ordinance is available by contacting Eric Walker, Director, at the Hood River County Community Development Department at (541) 387-6890 or eric.walker@co.hood-river.or.us

May 12, 2021

#1654

CITY OF HOOD RIVER PLANNING DEPARTMENT

NOTICE OF APPLICATION

HOOD RIVER COUNTY PLANNING DEPARTMENT

Richard Campbell & Elizabeth Eckstrom, (415-21-0096) have made application to 1) replace an existing dwelling with a new single-story, ~1,646 sq. ft. single family dwelling, 2) decommission the existing dwelling and convert it into a non-residential accessory building, and 3) make associated landscaping and other related improvements.

The subject parcel is two acres in size and located at the end of Snowberry Dr., an easement road off Country Club Rd., approx. 1,320 feet S of its intersection with Post Canyon Dr.: 3N 10E 33D, Tax Lot 2301. The parcel is zoned Rural Residential (G-RR-2) within the General Management Area of the Columbia River Gorge National Scenic Area.

If you have comments regarding this application, please respond by 5:00 p.m., Wed, May 26, 2021. The application and supporting documents are available for review or purchase at County Planning, 601 State St., Hood River, OR 97031; (541) 387-6840; plan.dept@co.hood-river.or.us.

May 12, 2021

#1656

ments including landscaping and stormwater facilities. LOCATION: 504 Portway Ave. LEGAL DESCRIPTION: 3N 10E 25 Tax Lot 129. REVIEW CRITERIA: Hood River Municipal Code sections 17.03.060 Light Industrial (LI) Zone; 17.03.120, Interchange Area Management Plan Overlay Zone; 17.04 Supplementary Provisions, General Requirements for Parking Lots; 17.09.030 Administrative Review Procedures; 17.16 Site Plan Review; 17.17 Landscaping and Development Standards; and 17.20 Transportation Circulation and Access Management. The application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost in the planning department, and copies will be provided for \$0.56 per page. TESTIMONY: The deadline for parties to submit written testimony is May 21, 2021. Failure to raise an issue in writing within the comment period, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the city council or LUBA on that issue. Testimony may be mailed to the city planning department or delivered to city hall at 211 2nd St., Hood River, OR 97031 Monday through Friday excluding holidays, 8 a.m. to 5 p.m.; or e-mailed to k.liburdy@cityofhoodriver.gov.

May 12, 2021

#1657

NOTICE OF APPLICATION HOOD RIVER COUNTY PLANNING DEPARTMENT

Dorothy Benton, (415-21-0077) has made application to construct a Non-Farm Dwelling on her ~9.26-acre parcel.

The subject parcel is located approx. 1,600 feet S of the intersection of Orchard Rd. and Pioneer Rd.: 2N 10E, Section 14, Tax Lot #700. The parcel is zoned Exclusive Farm Use (EFU) - High-Value and Non High-Value Farmland, Floodplain (FP), Stream Protection Overlay (SPO), Environmental Protection (EP), and Airport Height Combining Zone (AH Horizontal).

If you have comments regarding this application, please respond by 5:00 p.m., Wed, May 26, 2021. The application and supporting documents are available for review or purchase at County Planning, 601 State St., Hood River, OR 97031; (541) 387-6840; plan.dept@co.hood-river.or.us.

May 12, 2021

#1658

CITY OF HOOD RIVER PLANNING DEPARTMENT

NOTICE OF APPLICATION

Notice is hereby given that the city planning department will make a decision regarding the following application (File #2021-10): APPLICANT: Meaghan Bullard, Jones Architecture. DESCRIPTION OF PROPOSAL: Site Plan Review for conversion of a portion of a parking lot into a food cart pod with a dining pavilion, as well as associated site improvements including utility installation and landscaping. Located in the southwest corner of the parking lot, six food carts are proposed along with indoor and outdoor seating. The proposed pavilion building is approximately 1,200-square feet and includes a roof deck of approximately 750-square feet. The program inside the building will include bar service, bar seating, table seating, restrooms, and support spaces. LOCATION: 419 State Street. LEGAL DESCRIPTION: 3N 10E 25CD Tax Lot 10800. REVIEW CRITERIA: Hood River Municipal Code sections 17.03.050 General Commercial (C-2) Zone; 17.04 Supplementary Provisions, General Requirements for Parking Lots; 17.09.030 Administrative Review Procedures; 17.16 Site Plan Review; 17.17 Landscaping and Development Standards; and 17.20 Transportation Circulation and Access Management. The application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost in the planning department, and copies will be provided for \$0.56 per page. TESTIMONY: The deadline for parties to submit written testimony is 5:00 p.m. on May 21, 2021. Failure to raise an issue in writing within the comment period, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the city council or LUBA on that issue.

May 12, 2021

#1659

Testimony may be mailed to the city planning department or delivered to city hall at 211 2nd St., Hood River, OR 97031 Monday through Friday excluding holidays, 8 a.m. to 5 p.m.; or e-mailed to k.liburdy@cityofhoodriver.gov.

May 12, 2021

#1659

TRUSTEE'S NOTICE OF SALE

The trust deed to be foreclosed pursuant to Oregon law is referred to as follows (the "Trust Deed"):

Grantor: Jeffrey L. Buckley, Successor Trustee of the Buckley Family Living Trust dated May 20, 2003

Original Trustee: Brad L. Williams, Attorney at Law

Beneficiary: Inland Capital Fund, LLC

Date: February 6, 2020

Recording Date: February 10, 2020

County of Recording: Hood River

Recording Reference: 2020-00560

The Trust Deed covers the following described real property in the County of Hood River and State of Oregon, ("the Property"):

Parcel 3 of Partition Plat No. 9701, filed January 3, 1997, and being a portion of the Southeast Quarter of the Southwest Quarter of Section 35, Township 3 North, Range 10 East of the Willamette Meridian in the County of Hood River and State of Oregon.

Commonly known as: 3474 Foster Court, Hood River, OR 97031.

The Grantor or other person owing the debt has defaulted as provided under the Trust Deed, and both the Beneficiary and the Trustee have elected to foreclose the Trust Deed and sell the Property to satisfy the obligations secured by the Trust Deed.

The default for which foreclosure is permitted is the Grantor's failure to pay when due the following sums:

The entire unpaid balance of principal and interest due on February 6, 2021, plus unpaid property taxes with interest and penalties, if any.

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

Principal Balance: \$338,000.00

Interest Due as of 12/31/20 (standard rate 12%): \$23,886.34

Interest Due as of 03/01/21 (default rate 24% effective 01/1/21): \$6,760.00

Late Fees (1/1 and 2/1/2021): \$676.00

Document Fees: \$1,090.00

TOTAL AMOUNT as of 03/01/21: \$370,412.34 together with interest thereon at the rate of 24 percent per annum from March 1, 2021, until paid, together with Trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the Trust Deed, less credits, if any.

NOTICE

The Trustee will on July 20, 2021, at the hour of 11:00 A.M., at the Front Steps of the Hood River County Courthouse, 309 E State St, Hood River, OR 97031, County of Hood River, State of Oregon, sell at public auction to the highest bidder for cash the interest in the 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 acquired after the execution of the Trust Deed, to satisfy the obligations hereby secured and the costs, attorney fees and expenses of sale, including a reasonable charge by the Trustee.

May 12, 2021

NOTICE OF RIGHT TO CURE

The right exists for any person named under ORS 86.778, 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 doing all of the following:

1. Paying to the Beneficiary the entire amount then due (other than such portion of the principal as would not then be due, had no default occurred);

2. Curing any other default that is capable of being cured by tendering the performance required under the Trust Deed; and

3. Paying all costs and expenses actually incurred in enforcing the debt and Trust Deed, together with Trustee's and attorney's fees not exceeding the amounts provided by ORS 86.778.

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 methamphetamine, 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.

NOTICE TO RESIDENTIAL TENANTS

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for July 20, 2021, at the hour of 11:00 A.M., at the Front Steps of the Hood River County Courthouse, 309 E State St, Hood River, OR 97031, County of Hood River, Oregon, State of Oregon. The date of this sale may be postponed. Unless the lender that is foreclosing on this property is paid before the sale date, the foreclosure will go through and someone new will own this property. After the sale, the new owner is required to provide you with contact information and notice that the sale took place.

The following information applies to you only if you are a bona fide tenant occupying and renting this property as a residential dwelling under a legitimate rental agreement. The information does not apply to you if you own this property or if you are not a bona fide residential tenant.

If the foreclosure sale goes through, the new owner will have the right to require you to move out. Before the new owner can require you to move, the new owner must provide you with written notice that specifies the date by which you must move out. If you do not leave before the move-out date, the new owner can have the sheriff remove you from the property after a court hearing. You will receive notice of the court hearing.

PROTECTION FROM EVICTION

IF YOU ARE A BONA FIDE TENANT OCCUPYING AND RENTING THIS PROPERTY AS A RESIDENTIAL DWELLING, YOU HAVE THE RIGHT TO CONTINUE LIVING IN THIS PROPERTY AFTER THE FORECLOSURE SALE FOR:

• 60 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE, IF YOU HAVE A FIXED TERM LEASE; OR

• AT LEAST 30 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE, IF YOU HAVE A MONTH-TO-MONTH OR WEEK-TO-WEEK RENTAL AGREEMENT.

MENT.

If the new owner wants to move in and use this property as a primary residence, the new owner can give you written notice and require you to move out after 30 days, even though you have a fixed term lease with more than 30 days left.

You must be provided with at least 30 days written notice after the foreclosure sale before you can be required to move.

A bona fide tenant is a residential tenant who is not the borrower (property owner) or a child, spouse or parent of the borrower, and whose rental agreement:

• Is the result of an arm's-length transaction;

• Requires the payment of rent that is not substantially less than fair market rent for the property, unless the rent is reduced or subsidized due to a federal, state or local subsidy; and

• Was entered into prior to the date of the foreclosure sale.

ABOUT YOUR TENANCY

BETWEEN NOW AND THE FORECLOSURE SALE:

RENT YOU SHOULD CONTINUE TO PAY RENT TO YOUR LANDLORD UNTIL THE PROPERTY IS SOLD OR UNTIL A COURT TELLS YOU OTHERWISE. IF YOU DO NOT PAY RENT, YOU CAN BE EVICTED. BE SURE TO KEEP PROOF OF ANY PAYMENTS YOU MAKE.

SECURITY DEPOSIT

You may apply your security deposit and any rent you paid in advance against the current rent you owe your landlord as provided in ORS 90.367. To do this, you must notify your landlord in writing that you want to subtract the amount of your security deposit or prepaid rent from your rent payment. You may do this only for the rent you owe your current landlord. If you do this, you must do so before the foreclosure sale. The business or individual who buys this property at the foreclosure sale is not responsible to you for any deposit or prepaid rent you paid to your landlord.

ABOUT YOUR TENANCY AFTER THE FORECLOSURE SALE

The new owner that buys this property at the foreclosure sale may be willing to allow you to stay as a tenant instead of requiring you to move out after 90 days or at the end of your fixed term lease. After the sale, you should receive a written notice informing you that the sale took place and giving you the new owner's name and contact information. You should contact the new owner if you would like to stay. If the new owner accepts rent from you, signs a new residential rental agreement with you or does not notify you in writing within 30 days after the date of the foreclosure sale that you must move out, the new owner becomes your new landlord and must maintain the property. Otherwise:

• You do not own rent;

• The new owner is not your landlord and is not responsible for maintaining the property on your behalf; and

• You must move out by the date the new owner specifies in a notice to you.

The new owner may offer to pay your moving expenses and any other costs or amounts you and the new owner agree on in exchange for your agreement to leave the premises in less than 90 days or before your fixed term lease expires. You should speak with a lawyer to fully understand your rights before making any decisions regarding your tenancy.

IT IS UNLAWFUL FOR ANY PERSON TO TRY TO FORCE YOU TO LEAVE YOUR DWELLING UNIT WITHOUT FIRST GIVING YOU WRITTEN NOTICE AND GOING TO COURT TO EVICT YOU. FOR MORE INFORMATION ABOUT YOUR RIGHTS, YOU SHOULD CONSULT A LAWYER. If you believe you need legal assistance, contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice. If you do not have enough money to pay a lawyer and are otherwise eligible, you may be able to receive legal assistance for free. Information about whom to contact for free legal assistance is included with this notice.

There are government agencies and nonprofit organizations that can give you information about foreclosure and help you decide what to do. For the name and phone number of an organization near you, please call the statewide phone contact number at 1-800-SAFENET (1-800-723-3638). You may also wish to talk to a lawyer. If you need help finding a lawyer, you may call the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 1-800-452-7636 or you may visit its Web site at: www.osbar.org. Legal assistance may be available if you have a low income and meet federal poverty guidelines. For more information and a directory of legal aid programs, go to http://www.oregon-lawhelp.org.

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 the Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

DATED: March 18, 2021.

By: /s/ Gary L. Blackledge

Gary L. Blackledge, Successor Trustee

Jordan Ramis PC Two Centerpointe Dr., 6th Floor Lake Oswego, OR 97035

Telephone: 503-598-7070

Fax: 503-598-7373

May 12, 19, 26, June 2, 2021

#1660

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF HOOD RIVER

C a s e N o . : 19CV41229

SUMMONS

TYLER BRANTLEY PAYNE, Plaintiff,

vs.

ELYSIAN CRAFT CULTIVATION LLC, an Oregon Limited Liability Company; HOLY CHURCH FARMS, LLC, an Oregon Limited Liability Company, SARAH JANE WHITEHOUSE an individual, and IAN WHITEMAN, an individual; DOUGLAS SAXE; LASZLO BAGI; SOPHIA BAGI AND EMERALD CITY VENTURES, LLC An Oregon Limited Liability Company;

Defendants.

Douglas Saxe 513 Sieverkropp Dr. Hood River, OR 97031

NOTICE TO DEFENDANT: READ THESE PAPERS CAREFULLY!

You are hereby required to appear and defend the complaint filed against you in the above-entitled cause within thirty (30)

PUBLIC NOTICES continued