

Public Notices

HOOD RIVER

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, 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.

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, County of Hood River, 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.

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 rate 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 after the foreclosure sale before you can be required to move.

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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.

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

The undersigned hereby certifies that the foregoing is an exact and complete copy of the original Summons in the above-entitled cause.

George W. Mead, OSB #923963

Attorney for the Plaintiff

TO THE OFFICER OR OTHER PERSON SERVING THE SUMMONS

You are hereby directed to serve a true copy of this SUMMONS mentioned herein upon the Defendant, and to make your proof of service upon a separate document, which you shall attach hereto.

George W. Mead, OSB #923963

The Mead Law Firm, P.C.

Kruse Woods I 5285 Meadows Rd., Suite 400, Lake Oswego, OR 97035

Telephone: 503 656-4550

Facsimile: 866 735-1534

May 12, 19, 26, June 2, 2021

#1661

NOTICE IS HEREBY GIVEN: That the Circuit Court of the State of Oregon, for the County of Hood River, under Probate Case No. 21PB02510, has appointed Carla Bailey as Personal Representative of the Estate of Loveta Faye Ziegenbein, deceased. All persons having claims against said estate are required to present the same, with proper vouchers to Teunis G. Wyers, the attorney for the Personal Representative, at WYERS LAW FIRM, P.O. Box 917, Hood River, OR 97031, 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 on May 26, 2021.

Janell R. Lewis, Personal Representative

Stefan M.V.O. Wolf, OSB #105443

Gevurtz Menashe, P.C.

115 NW First Avenue, Suite 400, Portland, OR 97209

(503) 227-1515

Fax: (503) 243-2038

swolf@gevurtzmenashe.com

Of Attorneys for Personal Representative

May 26, June 2, 9, 2021

#1673

INVITATION TO BID

City of Hood River PUBLIC ALLEY GRADING AND PAVING

PROJECT #700

Written, sealed bids from qualified contractors will be received by the City of Hood River (Owner) at Hood River Public Works, 1200 18th Street, Hood River, Oregon 97031, until 2:00 PM on June 7, 2020. Bids shall be clearly marked BID for "Public Alley Paving Repair" and shall show the date and time of bid closing. The person designated to receive offers at the above address is Mark Janeck, Director of Public Works. In lieu of a public bid opening, all bidders will receive a tabulated list of all bids received.

Questions regarding the project should be submitted via email to m.janeck@cityofhoodriver.gov. Statements made by Owner or Owner's representatives will not be binding upon the Owner unless confirmed by written Addendum. The deadline for questions is June 3, 2020 at 12:00 PM (noon).

Bidders must comply with ORS 279.027 regarding submission of First-Tier Subcon-

tractor Disclosure Form by the deadline indicated on the form. Disclosure forms are provided in the Bid Documents.

The work to be done under this contract consists of installing stone where needed and then grading the existing alley level, remove unwanted debris, then proceed with the installation of 2.5"-3" of surface course asphalt, Level 2, 1/2" aggregate Dense ACP surface asphalt, PG 64-22 binder, on the following alleys in the City:

- Between 5th/6th Street, Pine to Marion...approx. 3,200 sf

- End of 7th Street, south of intersection with Pine...approx. 1,600 sf

- Between 13th/14th, Belmont to B Street...approx. 3,200 sf

- Between 12th/13th, A street to B Street...approx. 3,700 sf

- Between 5th/7th, south of Pine Street...approx. 4,600 sf

- Between 8th/9th, Pine to Marion Street...approx. 5,200 sf

Adjacent gravel areas and shoulders next to asphalt areas will be graded smooth, and positive drainage in the existing direction of flow will be maintained. Approximately 1,850 linear feet of alleys will be paved as part of this contract, equaling approximately 21,500 square feet. Each alley will require a width of approximately 12' of paving along its length. No pavement markings will be required as part of this contract. All work is located in Hood River, OR. The project location is described above. The work is more particularly described in the project plans.

Prequalification is not required; however, applicant must submit with its Bid evidence of qualifications and experience to perform the work.

The work is fully described in the Contract Documents, which may be obtained or examined at Hood River Public Works, 1200 18th Street, Hood River, OR 97031. Bid packages will be mailed for a \$35.00 charge. Make checks payable to the City of Hood River. If mailed, 211 2nd Street, Hood River, OR 97031. To order plans, phone 541.387.5201 or request via e-mail to m.messmer@cityofhoodriver.gov.

Bids will be opened immediately

after the deadline for bid submission. Bids shall be submitted on the bid forms supplied in the bidding documents and shall be accompanied by a bond, postal money order, certified or cashier's check from the bidder in the amount of at least five percent (5%) of the bid as security.

The successful bidder will be required to execute a formal agreement with the Owner and provide acceptable insurance and both a performance bond and a material and labor payment bond each in an amount equal to 100% of the contract award in accordance with the Specifications within ten (10) days of Award.

The project is a public work subject to ORS 279C.800 to 279C.870. Contractor must be registered with the Oregon Construction Contractors Board (CCB) prior to the bid opening and must file a public works bond in the amount of \$30,000 with the CCB prior to commencing work on the project. Contractor must pay Prevailing Wages in accordance with ORS 279C.800 to 279C.870. No Bid will be received or considered by the Owner unless the Bid contains a statement that Bidder agrees to be bound by and will comply with the provisions of ORS 279C.840 or 40 USC § 276a.

The Owner may reject any Bid not in compliance with prescribed public bidding procedures and requirements. The Owner may reject for good cause any or all bids upon a finding of the Owner that it is in the public interest to do so.

The City of Hood River is an equal opportunity employer. ADA accommodations will be provided on request; phone (541) 387-5201.

June 2, 2021

#1676

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

Probate Department

In the Matter of the Estate of: ILA GERTRUDE NEULREICH, Deceased.

Case No. 21PB04403

NOTICE TO INTERESTED PERSONS

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,

PUBLIC NOTICES continued

FORM LB-1

NOTICE OF BUDGET HEARING

A public meeting of the Hood River County Library District Board of Directors will be held on June 15, 2021 at 7:00 pm through Zoom conferencing: https://us02web.zoom.us/j/88987942233, Meeting ID: 889 8794 2233, or 1-253-215-8782. The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2021 as approved by the Hood River County Library District Budget Committee. A summary of the budget is presented below. A copy of the budget may be inspected or obtained at Hood River Library (502 State St, Hood River), Cascade Locks Library (140 SE Wa-Na-Pa St, Cascade Locks), or Parkdale Library (7300 Clear Creek Rd, Parkdale) or viewed online at https://hoodriverlibrary.org/about/budget/. This budget is for an annual budget period and was prepared on the cash basis of accounting, the same as last year.

Contact: Rachael Fox Telephone: 541-387-7062 Email: rachael@hoodriverlibrary.org

FINANCIAL SUMMARY - RESOURCES			
TOTAL OF ALL FUNDS	Actual Amount 2019-20	Adopted Budget This Year 2020-21	Approved Budget Next Year 2021-22
Beginning Fund Balance/Net Working Capital	\$810,000	\$874,000	\$1,195,000
Fees, Licenses, Permits, Fines, Assessments & Other Service Charges	\$13,500	\$6,500	\$4,000
Federal, State and all Other Grants, Gifts, Allocations and Donations	\$340,000	\$215,000	\$290,000
Revenue from Bonds and Other Debt	\$0	\$0	\$0
Interfund Transfers / Internal Service Reimbursements	\$123,000	\$20,000	\$25,000
All Other Resources Except Current Year Property Taxes	\$28,500	\$27,500	\$27,000
Current Year Property Taxes Estimated to be Received	\$928,493	\$1,029,687	\$1,091,490
Total Resources	\$2,243,493	\$2,172,687	\$2,632,490

FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION			
Personnel Services	\$652,548	\$687,078	\$782,827
Materials and Services	\$699,300	\$602,300	\$686,210
Capital Outlay	\$324,500	\$193,400	\$350,000
Debt Service	\$0	\$0	\$0
Interfund Transfers	\$123,000	\$20,000	\$25,000
Contingencies	\$32,000	\$112,000	\$112,000
Special Payments	\$0	\$0	\$0
Unappropriated Ending Balance and Reserved for Future Expenditure	\$512,145	\$557,909	\$676,453
Total Requirements	\$2,243,493	\$2,172,687	\$2,632,490

FINANCIAL SUMMARY - REQUIREMENTS AND FULL-TIME EQUIVALENT EMPLOYEES (FTE) BY ORGANIZATIONAL UNIT OR PROGRAM *			
Name of Organizational Unit or Program			
FTE for that unit or program			
Hood River County Library District Library Operations			
FTE	11.120	11.150	11.350

STATEMENT OF CHANGES IN ACTIVITIES and SOURCES OF FINANCING *

	PROPERTY TAX LEVIES		
	Rate Imposed 2019-20	Rate Imposed This Year 2020-21	Rate Approved Next Year 2021-22
Permanent Rate Levy (rate limit \$0.39 per \$1,000)	0.39	0.39	0.39
Local Option Levy	0.00	0.00	0.00
Levy For General Obligation Bonds	0.00	0.00	0.00

STATEMENT OF INDEBTEDNESS		
LONG TERM DEBT	Estimated Debt Outstanding on July 1,	Estimated Debt Authorized, But Not Incurred on July 1
General Obligation Bonds	\$0	\$0
Other Bonds	\$0	\$0
Other Borrowings	\$0	\$0
Total	\$0	\$0

June 2, 2021 #1675

R. Lewis has been appointed as the personal representative of the above estate. All persons having claims against the estate are required to present them to the undersigned attorneys for the personal representative at: 115 NW First Avenue, Suite 400, Portland, OR 97209, 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 and first published on May 26, 2021.

Janell R. Lewis, Personal Representative

Stefan M.V.O. Wolf, OSB #105443

Gevurtz Menashe, P.C.

115 NW First Avenue, Suite 400, Portland, OR 97209

(503) 227-1515