

# Public Notices

**GRANTOR:** There are continuing and uncured defaults by Richard H. Fox and Ellana M. Fox, as Trustees of the Fox Family Revocable Trust U/T/A dated October 13, 2005, and Richard H. Fox and Ellana M. Fox, as tenants by the entirety (collectively, the "Grantor"), under the Deed of Trust and the written documents for Loan No. 88965002, including the promissory note dated and effective as of March 23, 2018, as modified by a Change in Terms Agreement dated June 20, 2018 (together, the "Note"), made by Richard H. Fox and Ellana M. Fox ("Borrower") in favor of Lender. Based on the cross-default provisions in the governing loan documents, such uncured and continuing defaults include but are not necessarily limited to the following: 1. Default under the Loan Modification and Forbearance Agreement dated March 6, 2019, as modified by the First Amendment to Loan Modification and Forbearance Agreement dated March 31, 2020 (the "Modification Agreement"). All terms not described herein shall have the meanings ascribed to them in the Modification Agreement. The Borrower is in continuing default of its obligations under the Modification Agreement and the Loan Documents based on: (i) failure to close on a sale of the Fletcher Drive Property by June 5, 2020; (ii) failure to pay the remaining balance on the 2018 Carryover Note (Loan No. 8965003) due on the December 1, 2020 maturity date which consists of accrued late fees in the amount of \$70,739.04 (the "2018 Carryover Note Payment Default"); and (iii) failure to pay the remaining balance due on the New 2019 LOC Note (Loan No. 6900000592) due on the December 1, 2020 maturity date, which consists of accrued late fees in the amount of \$92,012.54 (the "New 2019 LOC Note Payment Default") (all of the foregoing, collectively, the "Existing Defaults"). 2. As a result of the Existing Defaults and the cross-default provisions in the Deed of Trust and the Loan Documents, the Beneficiary has declared multiple defaults and previously accelerated the indebtedness evidenced by the Note under Loan No. 8965002 ("Term Note 1"), the indebtedness evidenced by the promissory note under Loan No. 1062400 ("Term Note 2"), the indebtedness evidenced by the promissory note under Loan No. 1057200 ("Term Note 3"), the indebtedness evidenced by the promissory note under Loan No. 1041000 ("Term Note 4"), and the indebtedness evidenced by the promissory note under Loan No. 1041400 ("Stadelman Note"). 3. During the foregoing time period, Grantor has made partial payments or non-payment contract principal and interest payments from time to time which have been credited to the indebtedness evidenced by the Term 1 Note. As of March 2, 2021, the total sum secured by the Deed of Trust, inclusive of all accelerated principal amounts, interest (including default interest at 18% per annum, 360 days/year, from January 28, 2021), and other charges is \$2,193,830.41. Default interest per diem is \$1,028.42. ALL AMOUNTS are now due and payable along with all costs and fees associated with this foreclosure. 4. Additional defaults include

Grantor's: (i) allowing an Oregon Department of Revenue lien for unpaid personal income tax for the period ending December 31, 2018 to attach to the Property in the amount of \$3,060.18; (ii) failure to pay the 2019/20 real property taxes due to Hood River County in the amount of \$73.91, plus interest; (iii) failure to pay the 2020/21 real property taxes due to Hood River County in the amount of \$24,989.82, plus interest; (iv) failure to pay the 2020/21 real property taxes due to Lincoln County in the amount of \$12,302.69, plus interest; (v) failure to pay the 2019/20 real property taxes due to Hood River County in the amount of \$116.21, plus interest, on additional collateral that secures the Note; and (vi) failure to pay the 2020/21 real property taxes due to Hood River County in the amount of \$24,423.07, plus interest, on additional collateral that secures the Note. **TOTAL UNCURED MONETARY (PAYMENT) DEFAULT:** By reason of said uncured and continuing defaults, the Beneficiary has accelerated and declared all sums owing on the obligation secured by the Deed of Trust and the Property immediately due and payable. Due to the cross-default and cross-collateralization provisions of the governing loan documents, the sums due and payable to effectuate a cure and to stop the trustee's sale are: Loan No. 8965002 (Term Note 1) Accrued and unpaid interest owing under the Note as of March 2, 2021 (including default interest at 18% per annum, 360 days/year, from January 28, 2021): \$106,684.16. Appraisal fees: \$11,350.00. Legal fees and costs paid: \$13,227.75. Trustee's Sale Guarantee premiums: \$4,863.00. Accrued and unpaid legal fees through February 28, 2021: \$12,217.95. **TOTAL CURE AMOUNT** Loan No. 8965002: \$148,342.86. Loan No. 1062400 (Term Note 2) Accrued and unpaid interest owing under the Term Note 2 as of March 2, 2021 (including default interest at 18% per annum, 360 days/year, from January 28, 2021): \$2,636.16. **TOTAL CURE AMOUNT** Loan No. 1062400: \$2,636.16. Loan No. 1057200 (Term Note 3) Accrued and unpaid interest owing under the Term Note 3 as of March 2, 2021 (including default interest at 18% per annum, 360 days/year, from January 28, 2021): \$25,003.00. **TOTAL CURE AMOUNT** Loan No. 1057200: \$25,003.00. Loan No. 1041000 (Term Note 4) **TOTAL CURE AMOUNT** Loan No. 1041000: 0.00. Loan No. 6900000592 (2019 LOC Note) Unpaid late fees and charges due as of March 2, 2021: \$92,012.54. **TOTAL CURE AMOUNT** Loan No. 6900000592: \$92,012.54. Loan No. 8965003 (2018 Carryover Note) Unpaid late fees and charges due as of March 2, 2021: \$70,739.04. **TOTAL CURE AMOUNT** Loan No. 8965003: \$70,739.04. Loan No. 1041400 (Stadelman Note) Accrued and unpaid interest owing under the Stadelman Note as of March 2, 2021 (including default interest at 18% per annum, 360 days/year, from January 28, 2021): \$23,046.74. Trustee's Sale Guarantee premium: \$3,354.00. **TOTAL CURE AMOUNT** Loan No. 1041400: \$26,400.74. Accord-

ingly, the global total cure amount owing on the obligation secured by the Deed of Trust and the sum which must be paid to stop the trustee's sale under the Deed of Trust is \$430,100.22 as of March 2, 2021, together with default interest accruing on the principal portions of Term Note 1, Term Note 2, Term Note 3, Term Note 4 and the Stadelman Note, plus additional costs and expenses incurred by Beneficiary and/or the Successor Trustee (including their respective attorney's fees, costs, and expenses). **ELECTION TO SELL:** Notice is hereby given that the Beneficiary, by reason of the uncured and continuing defaults described above, has elected and does hereby elect to foreclose said Deed of Trust by advertisement and sale pursuant to ORS 86.752 et seq., and to cause to be sold at public auction to the highest bidder for cash, the Grantor's interest in the subject Property, which the Grantor had, or had the power to convey, at the time the Grantor executed the Deed of Trust in favor of the Beneficiary, along with any interest the Grantor or the Grantor's successors in interest acquired after the execution of the Deed of Trust, to satisfy the obligations secured by the Deed of Trust as well as the expenses of the sale, including compensation of the Trustee as provided by law, and the reasonable fees of Trustee's attorneys. **PLEASE TAKE NOTICE** that the sale will be held at the hour of 11:30 a.m., in accordance with the standard of time established by ORS 187.110, on August 4, 2021, on the front steps to the main entrance of the Hood River County Courthouse, 309 State Street, Hood River, Oregon 97031. **RIGHT OF REINSTATEMENT:** Notice is further given that any person named in ORS 86.778 has the right, at any time prior to five (5) days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Deed of Trust reinstated by (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, together with the costs and expenses actually incurred in enforcing the terms of the obligation, as well as Successor Trustee and attorney fees as prescribed by ORS 86.778; and (B) by curing all such other continuing and uncured defaults as noted in this Notice. **NOTICE REQUIRED UNDER ORS 86.771(9):** Without limiting the Successor Trustee's disclaimer of representations or warranties, Oregon law requires the Successor 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. **DATED:** June 16, 2021. **By:** David W. Criswell, OSB 925930, Successor Trustee, Lane Powell PC, 601 SW Second Avenue, Suite 2100, Portland, OR 97204. Telephone: (503) 778-2100. Facsimile: (503) 778-2200. Email: CriswellD@LanePowell.com.

**AMENDED EXHIBIT A** Legal Description Tract 4: (2N-10E-12-903) Parcel 1 of Partition Plat No. 200735P, official plat thereof, recorded November 28, 2007, as Instrument No. 200705230, Hood River County Microfilm Records, being a portion of the Northeast quarter of Section 12, Township 2 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon. **EXCEPTING THEREFROM** the following described tract: Beginning at the Southwest corner of Parcel 2 of said Partition Plat No. 200735P; thence South 89° 25' 49" East 682.76 feet to the Southeast corner of Parcel 1 of said Partition Plat No. 200735P, which is the True Point of Beginning; thence North 89° 25' 49" West, 409.29 feet to the Southwest corner of Parcel 1 of said Partition Plat No. 200735P, which is the True Point of Beginning; thence along the East edge of Rainbow Drive; thence 229.45 feet along the East edge of Rainbow Drive right of way, the arc of a 330.00 foot radius curve to the left, with a delta of 39° 50' 19" and a long chord of North 46° 02' 06" East, 224.86 feet; thence North 26° 06' 53" East, 54.15 feet; thence North 63° 53' 07" West, 30.00 feet to the centerline of Rainbow Drive; thence along the centerline of Rainbow Drive, North 26° 06' 53" East 111.26 feet; thence South 73° 00' 00" East, 284.70 feet to a point on the West right of way edge of Mt. Hood Railroad right of way; thence along the West edge of Mt. Hood Railroad right of way, South 16° 30' 08" West, 248.92 feet to the True Point of Beginning. **Tract 6:** (1N-09E-12-800) All of Lots 16, 17 and 32, RIVERSIDE PARK, lying in Section 12, Township 1 North, Range 9 East of the Willamette Meridian, in the County of Hood River and State of Oregon. **Tract 7:** (1N-10E-07-600) That part of Section 7, Township 1 North, Range 10 East of the Willamette Meridian, in the County of Hood River and State of Oregon, adjoining on the East of Lots 33 and 48, RIVERSIDE PARK, lying in Section 12, Township 1 North, Range 9 East of the Willamette Meridian, and lying West of the top of the bluff, being more particularly described as follows: Beginning at the Southeast corner of said Lot 48; thence East 350 feet, more or less, to the top of the bluff; thence Northerly along the top of said bluff to a point East of the Northeast corner of said Lot 33; thence West 220 feet, more or less, to the Northeast corner of said Lot 33; thence South along the East line of said Lots 33 and

48 a distance of 1320 feet, more or less, to the place of beginning. **Tract 12:** (1N-09E-12-1001) The South 200 feet of Lot 28, RIVERSIDE PARK, a subdivision lying in Section 12, Township 1 North, Range 9 East of the Willamette Meridian, in the County of Hood River and State of Oregon. **Tract 13:** (1N-09E-12-1003) The North 260 feet of the South 460 feet of Lot 28, RIVERSIDE PARK, a subdivision lying in Section 12, Township 1 North, Range 9 East of the Willamette Meridian, in the County of Hood River and State of Oregon. **Tract 14:** (1N-09E-12-1002) The North 200 feet of Lot 28, RIVERSIDE PARK, and that portion of Lot 21, RIVERSIDE PARK, in the County of Hood River and State of Oregon, lying in Section 12, Township 1 North, Range 9 East of the Willamette Meridian, described as follows: Beginning at the Southeast corner of said Lot 21; thence West along the South line of said Lot 21 a distance of 380 feet; thence Northeasterly along the edge of the top of the bluff to a point in the East line of said Lot 21 that is 420 feet North of the Southeast corner of said Lot 21; thence South along the East line of said Lot 21 a distance of 420 feet to the place of beginning. **Tract 15:** (1N-09E-12-2801) The East 8 acres of Lot 48, RIVERSIDE PARK, lying in Section 12, Township 1 North, Range 9 East of the Willamette Meridian, in the County of Hood River and State of Oregon. **EXHIBIT B** Additional Collateral All of Grantor's interest in the following: All Accounts, Chattel Paper, Equipment, Fixtures, General Intangibles, Inventory, Investment Property, Instruments, and Deposit Accounts; whether any of the foregoing is owned now or acquired later; all accessions, additions, replacements, and substitutions relating to any of the foregoing (including insurance, general intangibles and other account proceeds). **AND** All Farm Products and Farm Equipment; whether any of the foregoing is owned now or acquired later; all accessions, additions, replacements, and substitutions relating to any of the foregoing; all records of any kind relating to any of the foregoing; all proceeds relating to any of the foregoing (including insurance, general intangibles and other account proceeds). **June 23, 30, July 7, 14, 2021** #1706

**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 #2021-22): **APPLICANT:** Mendy Maccabee. **OWNER:** Mendy Maccabee Holding LLC. **DESCRIPTION OF PROPOSAL:** Site Plan Review to allow a proposed 4-unit multifamily development within the existing structure on site no building expansions are proposed. **LOCATION:** 115 State Street. **LEGAL DESCRIPTION:** 3N10E25DC Taxlot 5600. **REVIEW CRITERIA:** Hood River Municipal Code including sections 17.03.050 General Commercial (C-2) Zone; 17.04 Supplemental Provisions; 17.09.030 Administrative Review Procedures; 17.16 Site Plan Review; 17.17

Landscaping and Development Standards; 17.20 Transportation Circulation and Access Management; and 17.24 Fee in Lieu. The application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost from the planning department, and copies will be provided for \$0.56 per page. **TESTIMONY:** The deadline to submit written testimony is July 2nd, 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 or delivered to city hall at 211 2nd St., Hood River, OR 97031; or e-mailed to d.nilsen@cityofhoodriver.gov. **June 23, 2021** #1707

**THE DALLES**  
**IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF WASCOCO PROBATE**  
Department  
In the Matter of the Guardianship of **ESSCIX SUTTON-LOTT, Respondent (Minor Child)**  
Case No. 21PR00128  
**NOTICE OF TIME FOR FILING OBJECTIONS TO APPOINTMENT OF GUARDIAN WITH AUTHORITY TO MAKE HEALTH CARE DECISIONS**  
**TO: Persons Entitled to Notice Under ORS 125.060:**  
Anthony Lott  
Unknown Address  
**PLEASE TAKE NOTICE** that the State of Oregon, Department of Human Services (ODHS) has filed a petition for the appointment of Annelisa D. Smith as a guardian with authority to make health care decisions for the respondent, Esscix Sutton-Lott. A full, true, and correct copy of that petition is attached to this notice. ODHS is the agency currently charged with the care and custody of respondent. ODHS seeks to have Annelisa D. Smith appointed as respondent's guardian for the purpose of making health care decisions for respondent, which may include consent to withhold or withdraw life-sustaining procedures, as authorized under ORS 127.635.  
A hearing on the attached petition has been set for July 13, 2021, at 2:00 p.m., before the Circuit Court for the State of Oregon, Wasco County Probate Department, located at 511 Washington Street, The Dalles, OR 97058. Any objections to the petition must be made in writing before the hearing or in writing or orally at the hearing. If you intend to file written objections to the petition those objections must be filed with the Circuit Court for the State of Oregon, Wasco County Probate Department, 511 Washington Street, The Dalles, OR 97058. A copy of any written objection must also be mailed to DHS. DHS' address and telephone number are:  
Oregon Department of Human Services  
**ATTENTION:** Rebekah Smith  
700 Union Street, Suite 230  
The Dalles, OR 97058  
(541) 296-8221  
If you intend to object to the petition you must be prepared to present evidence and proceed without delay with the hearing scheduled on July 13, 2021, regarding DHS' petition.  
**NOTICE:** If you wish to receive copies of future filings in this case, you must inform the court and DHS. You must inform the court by filing a request for notice at Circuit Court for the State of Oregon, Wasco County Probate Department, 511 Washington Street, The Dalles, OR 97058, and paying any applicable fee. The request for notice must be in writing, must clearly indicate that you wish to receive future filings in the proceedings and must contain your name, address, and phone number. The request should also include the case number shown above. You must notify DHS by mailing a copy of the request to DHS. Unless you take these steps, you will receive no further copies of the filings in this case.  
**DATED** this 2nd day of June, 2021.  
Olivia Godinez, OSB #080720  
Assistant Attorney General  
Of Attorneys for the Department of Human Services  
June 9, 16, 23, 2021 #9159

**IN THE MATTER OF THE ESTATE OF NONA FAYE LEDDY, Deceased**  
State of Oregon / County of Wasco Circuit Court - In Probate  
Case No. 21PB04449  
**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, to the undersigned Personal Representative at Silven, Scheimits & Vaughan, Attorneys at Law, P.O. Box 965, Baker City, Oregon, 97814, within four (4) 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.  
**Dated and first published** June 16, 2021.  
**Petitioner:** Lester Leddy  
1790 Clark Street  
Baker City, OR 97814  
**Attorney for Estate:** Floyd C. Vaughan-OSB #784167  
P.O. Box 965 / 1950 Third Street  
Baker City, Oregon 97814  
(541) 523-4444  
June 16, 23, 30, 2021 #9160

**IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR WASCOCO COUNTY PROBATE DEPARTMENT**  
In the Matter of the Estate of: **VENITA FAY SHAW, Deceased.**  
Case No. 21PB04376  
**NOTICE TO INTERESTED PERSONS**  
**NOTICE IS HEREBY GIVEN** that the undersigned Amy Jensen 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 112 W 4th Street, The Dalles, OR 97058 within four months after the date of first publication of this Notice or they may be barred.  
Any person 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 June 23, 2021.  
/s/ Amy Jensen  
Amy Jensen  
Personal Representative  
6330 Old Parkdale Rd. Parkdale, OR 97041 503.396.8418  
Antoine J. Tissot  
**TOOLE CARTER TISSOT & COATS, LLP**  
Attorneys at Law  
112 W 4th Street  
The Dalles, OR 97058  
Telephone: 541-296-5424  
antoine@toolecarter.com  
June 23, 30, July 7, 2021 #9168

**IN THE CIRCUIT COURT OF THE STATE OF OREGON IN AND FOR THE COUNTY OF WASCOCO**  
**THE MONEY SOURCE, INC., Plaintiff, vs. UNKNOWN HEIRS AND DEVISEES OF LENA I. COOK; JOANNE HAYNES; UNKNOWN PARTIES IN POSSESSION, CLAIMING ANY RIGHT, TITLE OR INTEREST IN THE SUBJECT REAL PROPERTY**  
Defendants.  
No. 21CV08053  
**CIVIL SUMMONS TO THE DEFENDANTS:** Unknown Heirs and Devisees of Lena I. Cook  
**NOTICE TO THESE PAPERS CAREFULLY!**  
A lawsuit has been started against you in the above-entitled Court by The Money Source, Inc., Plaintiff. Plaintiff's claim is stated in the written Complaint, a copy of which is on file at the Wasco County Courthouse. 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.  
The object of the complaint is to foreclose a deed of trust dated January 26, 2018 and recorded as Instrument No. 2018-000378 given by Lena I. Cook on property commonly known as 45494 Main Street, Antelope, OR 97001 and legally described as: Lots 5 and 8, and the Southeasterly half of Lots 4 and 9, Block 7, BAIRD'S ADDITION TO THE TOWN OF ANTELOPE, in the County of Wasco and State of Oregon.  
The complaint seeks to foreclose and terminate all interest of Unknown Heirs and Devisees of Lena I. Cook and all other interests in the property.  
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. The date of first publication of the summons is June 23, 2021.  
If you are in the active military service of the United States, or believe that you may be entitled to protection of the SCRA, please contact our office. If you do not contact us, we will report to the court that we do not believe that you are protected under the SCRA.  
If you have 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.oregon-statebar.org or by calling (503) 684-3763 (in the Portland metropolitan area) or toll-free elsewhere in Oregon at (800) 452-7636.  
**Attorneys for Plaintiff,**  
**JANEWAY LAW FIRM, LLC**  
By: /s/ James A. Craft  
James A. Craft  
#090146 [jcraft@janewaylaw.com]  
1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683  
6950 SW Hampton Street, Suite 340, Tigard, OR 97223\*  
(360) 260-2253;  
Fax (360) 260-2285  
June 23, 30, July 7, 14, 2021 #9169

**SURPLUS SALE**  
Northern Wasco County People's Utility District  
Northern Wasco County People's Utility District is offering the sale of surplus property from June 23, 2021 to June 30, 2021. The purpose of this sale is to offer clean fuel standards credits that have been generated through Oregon's Department of Environmental Quality Clean Fuels Program. Persons interested in an agreement to purchase the credits must respond to the PUD by 5:00 PM, July 31, 2019 by contacting (541) 506-3817.  
June 23, 2021 #9170

**PUBLIC NOTICES continued**