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EO-11224

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT NOTICE OF DEFAULT AND FORECLOSURE SALE

TSNo. LO-52108-OR APN 117414 Recorded in accordance with 12 USCA 3764 (c) WHEREAS, on 1/7/2010, a certain Deed of Trust was executed by FRANKLIN B. GENTRY and RAELENE A. GENTRY, AS TENANTS BY THE ENTIRETY as trustor in favor of BANK OF AMERICA, N.A. as beneficiary, and NORTHWEST TRUSTEE SERVICES, INC. as trustee, and was recorded on 1/12/2010, as Instrument No. 2010-5610137, in Book XX, Page XX, in the Office of the County Recorder of Umatilla County, Oregon; and WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an Assignment of Deed of Trust dated 8/9/2018, recorded on 8/13/2018, as instrument number 2018-6750423, book XX, page XX, in the Office of the County Recorder, Umatilla County, Oregon; and WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on 8/10/2019, was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of 3/12/2021 is \$172,365.21; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Law Offices of Jason C Tatman APC as Foreclosure Commissioner, recorded on 7/19/2019 as instrument number 2019-6880358, book XX, page XX notice is hereby given that on 4/23/2021 at 10:00 AM local time, all real and personal property at or used in connection with the following described property will be sold at public auction to the highest bidder: Legal Description: Lots 2 and 4, Block "I", in the ORIGINAL TOWN OF UKIAH, County of Umatilla, State of Oregon. Commonly known as: 107 WAID ST, UKIAH, OR 97880 The sale will be held at At the front entrance to the Umatilla Courthouse, 216 S.E. 4th Street, Pendleton, OR 97801. The Secretary of Housing and Urban Development will bid an estimate of \$172,365.21. For sales information visit www.servicelinkasap.com or call (714) 730-2727 There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$17,236.52 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$17,236.52 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The commissioner may, at the direction of the HUD field office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is \$172,365.21, as of 4/22/2021, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: 3/12/2021 Law Offices of Jason C Tatman APC U.S. Dept. of HUD Foreclosure Commissioner BY: Jason C Tatman 5677 Oberlin Dr., Ste 210, San Diego, CA 92121 (858)201-3590 Fax (858) 348-4976 A-4730416 03/16/2021, 03/23/2021, 03/30/2021

EO-11186

TRUSTEE'S NOTICE OF SALE

T.S. No.: OR-20-877608-BB Reference is made to that certain deed made by, ROBERT SUNDIN as Grantor to PIONEER ESCROW, INC, as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR CALIBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 11/27/2018, recorded 11/28/2018, in official records of UMATILLA County, Oregon as fee/file/instrument/microfilm/reception number 2018-6790640 and subsequently assigned or transferred by operation of law to Caliber Home Loans, Inc. covering the following described real property situated in said County, and State. APN: 104589 2N3203DB07700 LOT 9, BLOCK 5, CURRY'S ADDITION, in the City of Pendleton, Umatilla County, Oregon. Commonly known as: 649 NW 8TH ST, PENDLETON, OR 97801 The undersigned hereby certifies that based upon business records there are no known written assignments of the trust deed by the trustee or by the beneficiary, except as recorded in the records of the county or counties in which the above described real property is situated. Further, 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). Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.752(3) of Oregon Revised Statutes. There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sum: TOTAL REQUIRED TO REINSTATE: \$29,643.03 TOTAL REQUIRED TO PAYOFF: \$178,650.22 Because of interest, late charges, and other charges that may vary from day-to-day, the amount due on the day you pay may be greater. It will be necessary for you to contact the Trustee before the time you tender reinstatement or the payoff amount so that you may be advised of the exact amount you will be required to pay. By reason of the default, 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 installments of principal and interest which became due on 9/1/2019, and all subsequent installments of principal and interest through the date of this Notice, plus amounts that are due for late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustee's fees, and any attorney fees and court costs arising from or associated with the beneficiary's efforts to protect and preserve its security, all of which must be paid as a condition of reinstatement, including all sums that shall accrue through reinstatement or pay-off. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents. Whereof, notice hereby is given that QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, the undersigned trustee will on 6/29/2021 at the hour of 1:00 PM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, At the Front Entrance to the Umatilla County Courthouse, located at 216 S.E. 4th Street, Pendleton, OR 97801 County of UMATILLA, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the 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 that any person named in Section 86.778 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale. Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor or of any lessee or other person in possession of or occupying the property, except: Name and Last Known Address and Nature of Right, Lien or Interest ROBERT SUNDIN 649 NW 8TH ST PENDLETON, OR 97801 Original Borrower For Sale Information Call: 800-280-2832 or Login to: www.auction.com In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to this 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. Pursuant to Oregon Law, this sale will not be deemed final until the Trustee's deed has been issued by QUALITY LOAN SERVICE CORPORATION OF WASHINGTON. If any irregularities are discovered within 10 days of the date of this sale, the trustee will rescind the sale, return the buyer's money and take further action as necessary. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. 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. NOTICE TO TENANTS: TENANTS OF THE SUBJECT REAL PROPERTY HAVE CERTAIN PROTECTIONS AFFORDED TO THEM UNDER ORS 86.782 AND POSSIBLY UNDER FEDERAL LAW. ATTACHED TO THIS NOTICE OF SALE, AND INCORPORATED HEREIN, IS A NOTICE TO TENANTS THAT SETS FORTH SOME OF THE PROTECTIONS THAT ARE AVAILABLE TO A TENANT OF THE SUBJECT REAL PROPERTY AND WHICH SETS FORTH CERTAIN REQUIREMENTS THAT MUST BE COMPLIED WITH BY ANY TENANT IN ORDER TO OBTAIN THE AFFORDED PROTECTION, AS REQUIRED UNDER ORS 86.771. TS No: OR-20-877608-BB Dated: 2/11/2021 Quality Loan Service Corporation of Washington, as Trustee Signature By: Jeff Stenman, President Trustee's Mailing Address: Quality Loan Service Corp. of Washington 108 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 Trustee's Physical Address: Quality Loan Service Corp. of Washington 108 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 IDSPub #0173183 3/16/2021 3/23/2021 3/30/2021 4/6/2021



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107 Public Notices

Keith & Jerry Sutter
You are way behind on your rent. You have 30 days to pay up or storage unit will be sold.
541-377-4675

181 Lost & Found

LOST DOG

Siberian Husky lost on Poverty Flat. Female, grey and black, chipped. Lost on Friday. Please call: 541-379-3053.

502 Real Estate

541-377-6855
A phone call Away! Help to find the home for you with access to all possible homes on your list. Please call with your questions for the answers to help you into your new home.
305 SW Court Ave., Pendleton
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EAST OREGONIAN

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504 Homes for Sale

Low Interest Rates
Connections with Financing... Choices with homes to suit you... Please call or Text 541-377-6855 or Email Kerry at kjbaird@gmail.com

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\$39,000 - North Hill
Potential to combine lots with City approval. \$39,00 per lot or \$75,000 for 3 lots, subject to seller approval. **Jeff 541-969-9539c. #20197075 Coldwell Banker Whitney & Associates 541-276-0021**

\$288,000
3bedroom, 3bath home, 21(m/l) acres. 23 miles from Pendleton close to Bar M. 3 levels with full bath on each level. House not in flood plain! **Jerry 541-969-6378c. #21502158 Coldwell Banker Whitney & Associates 541-276-0021**

BUY IT! SELL IT! FIND IT!

EAST OREGONIAN CALL
1-800-962-2819

\$42,500 HEPPNER 5.61acres, Heppner's Ployhar Estates. Power easement along road. Property in farm use, buyers to due diligence on this and perk/well test. **Marsha 541-377-5152c. #20179385 Coldwell Banker Whitney & Associates 541-276-0021**

CLASSIFIEDS GET RESULTS!

About Public Notices

Public notices inform citizens about the activities of government bodies — such as budgets and public hearings, upcoming meetings and elections — so that citizens can make their opinions known before an action is taken or a rule or law is made. They also include information about foreclosures, unclaimed and forfeited property, estate claims and probate notices, summons, and calls for bids.

The four characteristics of public notices:

- They must be published by an independent and neutral third party,
- They must be archived,
- They must be accessible to the public,
- The public must be able to verify that the notice was not altered once published.

Newspapers provide an independent and archived record of public notices, accessible in print and online, and provide affidavits of publication when requested.

Public notices in newspapers protect the right of due process as guaranteed to Americans by the Constitution.

504 Homes for Sale

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\$895,000 - Sweeping views! 127 acres in CRP. Beautiful wood and tile flooring. Custom cabinetry, stainless-steel appliances. 4bedrooms, 3bathrooms. Theatre room. Oversized garage. 3bay shop. **Kevin 541-969-8243c. #21530696 Coldwell Banker Whitney & Associates 541-276-0021**

\$699,000
27,000sf(m/l) commercial warehouse, includes 3 adjacent empty lots. 3,500sf(m/l) of cold storage. Covered loading dock, 2freight elevators, office space. Large bathrooms with showers. **Jason 760-409-6842c. #19250831 Coldwell Banker Whitney & Associates 541-276-0021**

651 Help Wanted

CITY OF MILTON-FREE-WATER is now accepting applications for the position of Supervisor – Parks/Recreation/Buildings, Public Works Department. Application & position information may be found on the City's website at www.mfcity.com or you may call 541-938-8243 to arrange to pick up an application from City Hall, 722 S. Main, Milton-Freewater, OR 97862. Applications must be received in City Hall by 11:00am on Friday, April 23, 2021. EOE