

101 Legal Notices

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EO-12139 TRUSTEE'S NOTICE OF SALE
 The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.771, the following information is provided:
 1 PARTIES:
 Grantor: FRED ROOF JR
 Trustee: AMERITITLE
 Successor Trustee: NANCY K. CARY
 Beneficiary: UMPQUA BANK
 2 DESCRIPTION OF PROPERTY: The real property is described as follows:
 As described on the attached Exhibit A
 3 RECORDING. The Trust Deed was recorded as follows:
 Date Recorded: October 28, 2014
 Recording No. 2014-6220452
 Official Records of Umatilla County, Oregon
 4 DEFAULT. The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$697.96 each, due the first of each month, for the months of September 2019 through January 2020; plus monthly payments at the new payment amount of \$714.19 each, due the first of each month, for the months of February 2020 through April 2022; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.
 5 AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$80,166.50; plus interest at the rate of 3.875% per annum from August 1, 2019; plus late charges of \$448.74; plus advances and foreclosure attorney fees and costs.
 6 SALE OF PROPERTY. The Trustee hereby states that the property will be sold to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Umatilla County, Oregon.
 7 TIME OF SALE.
 Date: September 15, 2022
 Time: 11:00 a.m.
 Place: Umatilla County Courthouse, 216 SE 4th Street, Pendleton, Oregon
 8 RIGHT TO REINSTATE. Any person named in ORS 86.778 has the right, at any time that is not later than five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.778.

NOTICE REGARDING POTENTIAL HAZARDS
 (This notice is required for notices of sale sent on or after January 1, 2015.)
 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.

You may reach the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 800-452-7636 or you may visit its website 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.oregonlawhelp.org.

Any questions regarding this matter should be directed to Lisa Summers, Paralegal, (541) 686-0344 (TS #30057.31259).

DATED: April 26, 2022. Nancy K. Cary, Successor Trustee, Hershner Hunter, LLP, P.O. Box 1475, Eugene, OR 97440.

EXHIBIT A
 Commencing at a point on the Westerly right of way line of U.S. Highway No. 395, said point bearing South 51°20'40" West 2350.95 feet from the Northeast corner of Section 9, Township 1 South, Range 32, said point being the Northeasterly corner of the Jacobsen tract a conveyed by Deed recorded in Deed Book 197, Page 600; thence South 30°44' West 695.97 feet to the Southeasterly corner of that tract of land conveyed to Harry N. Statchwick, et ux, by Deed recorded in Deed Book 205, Page 267, and the point of beginning for this 0 • description; thence North 59°16' West along the Southerly line of said Statchwick tract, a distance of 185 feet; thence South 30°44' West and parallel with the Westerly right of way line of said highway a distance of 110 feet, more or less, to a point on the North line of that tract of land described in Contract to John A. Morris, et ux, as recorded September 6, 1962 in Book 269, Page 125; thence Southeasterly along the North line of said Morris tract to the Northwest corner of that tract of land conveyed to Donald M. Davie, et ux, by instrument recorded December 17, 1958, in Deed Book 252, Page 150; thence continuing Southeasterly along th North line of said Davie tract a distance of 50 feet, more or less, to a point on the Westerly line of that tract of land conveyed to Donald M. Davie, et ux, by instrument recorded July 2, 1954, in Deed Book 218, Page 676; thence Northeasterly along said last mentioned Davie Tract a distance of 5 feet, more or less, to the Northwest corner thereof; thence Southeasterly along said North line a distance of 70 feet, more or less, to the Northeast corner thereof; thence Northeasterly along the Westerly right of way line of Highway No. 395, as it existed on February 25, 1955, back to the point of beginning; All being East of the Willamette Meridian, in the County of Umatilla and State of Oregon; Excepting any and all water rights of way and roads.
 Publish July 5, 12, 19, 26, 2022

651 Help Wanted

PIONEER MEMORIAL HOME HEALTH & HOSPICE
 Morrow County Health District
 Excellence in Healthcare
 Morrow County Health District, has an opening for a Full-Time Home Health & Hospice RN. Position is headquartered in Heppner, OR, but employees can live anywhere in Morrow County or close neighboring area. Paid drive time and District car or mileage provided. M-F business hours plus some shared call time. Must have Current Oregon RN license with 1 year minimum of home health and hospice nursing experience, and a driver's license. Must work well as part of a team and have excellent written and verbal communication skills. \$5,000 sign-on bonus with 2-year work commitment. Wage range \$40.44 - \$63.14. Excellent benefits including health insurance package with coverage for employee, employee and spouse, or employee and children at no cost. Pre-employment background check and drug screen required. Applications are available at www.morrowcountyhealthdistrict.org on the Current Openings page. EEOE.

PIONEER MEMORIAL CLINIC
 Morrow County Health District
 Excellence in Healthcare
 Morrow County Health District is recruiting for a Full-time **Clinic Coder position** for Pioneer Memorial Clinic in Heppner. Partial remote work available with regular on-site work days required. Prefer a graduate of a certified medical coding program including ICD-10; or 5 years coding experience with minimum three years family practice clinic coding experience. Will consider applicants with prior clinical and/or healthcare revenue cycle experience with ICD-10 codes and electronic health record proficiency that are willing to enroll in a District sponsored training program to become certified. Must be proficient with basic office skills, Word and Excel, have good interpersonal, oral and written communication skills. Pre-employment drug screen and background check required. \$19.12 - \$25.41 and excellent benefit package including health insurance for employee, employee and spouse or employee and children at no cost to you. Applications and complete job description available at http://morrowcountyhealthdistrict.org, at Pioneer Memorial Hospital, or from the Human Resources office 541-676-2923. EEOE.

LOOKING for a second car? The classified section is a complete car-buyer's guide.

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651 Help Wanted

Confederated Tribes of the Umatilla Indian Reservation
Department of Education
Preschool Educator II
 \$34,365.96-\$45,000 annual Full Time with Benefits Package Covered Status (Requires background check).
 The Preschool Educator II participates in a team approach to implement curriculum activities and program services for children and their families using best practices. The primary responsibility of this position is to assist in ensuring that children's learning experiences in Cay-Uma-Wa Head Start meet the program description and comply with Head Start Performance Standards.
 Open Until Filled

664 Services

Tree trimming, tree removal, stump removal, shrub pruning. Call **Extreme Tree Service**, 509-528-7819. Licensed and bonded.

The Generac PWRcell, a solar plus battery storage system. SAVE money, reduce your reliance on the grid, prepare for power outages and power your home. Full installation services available. \$0 Down Financing Option. Request a FREE, no obligation, quote today. Call 1-844-989-2328

728 Dogs, Cats, Pets

AKC Wirehaired Pointing Griffons
 Hunting parents.
 Barb 541-962-5484
 Steve 541-962-5806

828 Misc. for Sale or Trade

LOOK!
 For Sale By Owner: New and used! Tools and Shop Equipment. Several vehicles. So much more! Too much good stuff to list. Call for more info or stop by 432 SE Dorion to shop. Located across from court house in Pendleton. 541-379-0851

831 Wanted to Buy

Wanted Radio Tubes, Ham Radio Equipment, Parts Tube Stereo & Large Speakers Call 503-999-2157 KEIZER, OR (503)390-2157

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831 Wanted to Buy

Small to medium used wood stove. 541-969-9831

102 Public Notices

EO-12126 NOTICE TO INTERESTED PERSONS
 IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF UMATILLA
 No. 22PB05687

In the Matter of the Estate of KATHLEEN RENEE GOODWIN, Deceased.

NOTICE IS HEREBY GIVEN that PAUL GOODWIN has been appointed personal representative of the above-referenced estate. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned personal representative at O'HANLON LAW OFFICES, LLC, PO Box 628, 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 lawyer for the personal representative, Timothy J. O'Hanlon.

Dated and first published on June 28, 2022.

By: /s/Paul Goodwin
 Personal Representative
 Publish June 28, July 5, 12, 2022

EO-12131 NOTICE OF REGULAR MEETING
 OF BOARD OF DIRECTORS OF EAST IMPROVEMENT DISTRICT


Notice is hereby given that East Improvement District ("EID") will hold a regular meeting of the Board of Directors on Tuesday, July 12, 2022, at 7:00 a.m. at the offices of IRZ Engineering Consultants located at 500 N. 1st, Hermiston, Oregon and by video conferencing. Contact David M. Blanc prior to the meeting for instructions on how to attend via video conferencing by calling (541) 215-4810 or by email at dblanc@blancfirm.com.

The Board may go into executive session to consider information subject to the attorney-client privilege and exempt by law – ORS 192.660(2)(f) or for the purpose of conducting deliberations with persons designated to negotiate real property transactions – ORS 192.660(2)(e).

Agenda items include Review of Financials, Operations Report, and Legal Update.
 July 5, 2022

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EO-12019 TRUSTEE'S NOTICE OF SALE
 T.S. No.: OR-22-910443-RM Reference is made to that certain deed made by, MICHAEL W ELLWOOD, A MARRIED MAN as Grantor to PIONEER TITLE & ESCROW, as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., ("MERS") AS NOMINEE FOR ACADEMY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 11/21/2016, recorded 11/22/2016, in official records of UMATILLA County, Oregon in book/reel/volume No. and/or as fee/file/instrument/microfilm/reception number 2016-6510538 and subsequently assigned or transferred by operation of law to Freedom Mortgage Corporation covering the following described real property situated in said County, and State. APN: 121690 / 4N2810CA-600 LOT 6 AND 7, BLOCK "A" THIRD ADDITION IN THE CITY OF HERMISTON, UMATILLA COUNTY OREGON. Commonly known as: 225 NW Butte Dr, Hermiston, OR 97838 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: \$13,145.53 TOTAL REQUIRED TO PAYOFF: \$170,203.55 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 10/1/2021, 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 beneficiaries 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 9/22/2022 at the hour of 1:00 PM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, Inside the lobby at the main entrance to the Umatilla County Courthouse, 216 SE 4th St, 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 Michael Ellwood 225 NW Butte Dr Hermiston, OR 97838 Original Borrower For Sale Information Call: 855 238-5118 or Login to: https://www.xome.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-22-910443-RM Dated: 5/13/2022 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 #0178564 6/14/2022 6/21/2022 6/28/2022 7/5/2022



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