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**111 Baker County Legal Notices**

**IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF BAKER**  
Probate Department  
Case No. 21PB04480

In the Matter of the Estate of **Gaynelle M. Nielsen**, Deceased.

NOTICE IS HEREBY GIVEN that **Scott R. Nielsen** has been appointed personal representative. All persons having claims against the estate are required to present them, with vouchers attached, to the personal representative at: c/o Julie K. Kelly, 1455 SW Broadway, Ste 1750, Portland, OR 97201, 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.

Dated and first published on June 10, 2021.

**Scott R. Nielsen,**  
**Personal Representative**

Lawyer for the Personal Representative:  
Julie K. Kelly, OSB No. 135816  
Snell & Wilmer L.L.P.  
1455 SW Broadway, Ste 1750  
Portland, OR 97201

Legal No. 248885  
Published: June 10, 17, 24, 2021

**112 Union County Legal Notices**

**NOTICE OF HEARING UNION COUNTY PLANNING COMMISSION CONDITIONAL USE**

NOTICE IS HEREBY GIVEN, the Union County Planning Commission, meeting in regular session, **Monday, June 28, 2021, 7:00 p.m.**, will consider an application by Ronald and Carrie Gerber to establish a Nonfarm Dwelling. The property is located northeast of the City of Elgin and accessed from Yarrington Road. The property is described as Twp. 2N, Range 40 EWM, Tax Lot 3702, about 39.09 acres, in an A-4, Timber-Grazing Zone.

The applicable Land Use Regulations are found in Section 2.10.2. and Section 21.06 of the Union County Zoning, Partition & Subdivision Ordinance. As a property owner within 500 feet of the subject property, you are entitled to notice of this application and may submit written testimony either in support or in opposition of the proposal. Failure to raise a specific issue with sufficient specificity at the local level precludes appeal to LUBA based on that issue. The application and all information related to the proposal are available for review at no cost and copies can be supplied at a reasonable cost. A staff report will be available for review seven days before the hearing, and can be supplied at a reasonable cost. For additional information, contact this office by phone at (541) 963-1014, or email [swarren@union-county.org](mailto:swarren@union-county.org).

The meeting location is accessible to persons with disabilities. Accommodation requests for persons with disabilities should be made at least 48 hours before the meeting to Stacy Warren, (541) 963-1014.

*In a continued effort to limit the spread of the COVID-19 virus and to comply with the Governor's executive orders, the Union County Planning Commission will facilitate citizen participation via written and email testimony received by 5:00 p.m. on the day of the public hearing, and via teleconference during the public hearing. To listen to or participate in the public hearing, please call: (253) 215-8782 or (669) 900-6833 and enter meeting ID number: 957 9307 1503. The call in option will be the only opportunity for citizens to verbally engage in the public hearing.*

Scott Hartell  
Planning Director

Published: June 17, 2021  
Legal No. 245273

**112 Union County Legal Notices**

**NOTICE OF HEARING UNION COUNTY PLANNING COMMISSION SUBDIVISION**

NOTICE IS HEREBY GIVEN, the Union County Planning Commission, meeting in regular session, **June 28, 2021, 7:00 p.m.**, will consider an application submitted by Quiet Life Acres, Agent John Selman, to create an eight-lot subdivision, proposed Parcel 1: 90,590 sq. ft. Parcel 2: 87,900 sq. ft., Parcel 3: 87,700 sq. ft., Parcel 4: 87,520 sq. ft., Parcel 5: 87,270 sq. ft., Parcel 6: 91,911 sq. ft., Parcel 7: 117,330 sq. ft., and Parcel 8: 89,200 sq. ft. and create access by a new public road, Crownview Lane, and cul-de-sac, Tip Hill Drive. The properties are located east of 12th Street, La Grande, and are described as Twp. 3S, Range 38 EWM, Section 16, Tax Lot 1200, and Twp. 3S, Range 38 EWM, Section 17 Tax Lot 2000, approximately 176.01 acres, and applies only to the portion that is in the Union County's R-2 Rural Residential Zone.

The applicable Land Use Regulations are found in Section 7.04 and Sections 25.05, 25.06, and 25.09. of the Union County Zoning, Partition & Subdivision Ordinance. As a property owner within 250 feet of the subject property, you are entitled to notice of this application and may submit written testimony either in support or in opposition of the proposal. Failure to raise a specific issue with sufficient specificity at the local level precludes appeal to LUBA based on that issue. The application and all information related to the proposal are available for review at no cost and copies can be supplied at a reasonable cost. A staff report will be available for review seven days before the hearing, and can be supplied at a reasonable cost. For additional information, contact this office by phone at (541) 963-1014, or email [swarren@union-county.org](mailto:swarren@union-county.org).

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Scott Hartell  
Planning Director

Published: June 17, 2021  
Legal No. 245268

**112 Union County Legal Notices**

**NOTICE OF HEARING UNION COUNTY PLANNING COMMISSION CONDITIONAL USE**

NOTICE IS HEREBY GIVEN, the Union County Planning Commissions, meeting in regular session, **Monday, June 28, 2021, 7:00p.m.**, will consider a Conditional Use application submitted by Travis & Jessica Brown to establish a small engine repair shop in an existing shop building as a home occupation. The property is located at 61237 Conley Road, about 1.5 miles northwest of the City of Cove. The property is described as Twp. 3S, Range 40 EWM, Section 09, Tax Lot 800, about 4.25 acres, in an A-1, Exclusive Farm Use Zone.

The applicable Land Use Regulations are found in Sections 2.05 7. and 2.06 of the Union County Zoning, Partition & Subdivision Ordinance. As a property owner within 500 feet of the subject property, you are entitled to notice of this application and may submit written testimony either in support or in opposition of the proposal. Failure to raise a specific issue with sufficient specificity at the local level precludes appeal to LUBA based on that issue. The application and all information related to the proposal are available for review at no cost and copies can be supplied at a reasonable cost. A staff report will be available for review seven days before the hearing, and can be supplied at a reasonable cost. For additional information, contact this office by phone at (541)963-1014, or email [swarren@union-county.org](mailto:swarren@union-county.org).

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Scott Hartell  
Planning Director

Published: June 17, 2021  
Legal No. 248097

**112 Union County Legal Notices**

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The applicable Land Use Regulations are found in Section 30.02 of the Union County Zoning, Partition & Subdivision Ordinance. As a property owner within 250 feet of the subject property, you are entitled to notice of this application and may submit written testimony either in support or in opposition of the proposal. Failure to raise a specific issue with sufficient specificity at the local level precludes appeal to LUBA based on that issue. The application and all information related to the proposal are available for review at no cost and copies can be supplied at a reasonable cost. A staff report will be available for review seven days before the hearing, and can be supplied at a reasonable cost. For additional information, contact this office by phone at (541) 963-1014, or email [swarren@union-county.org](mailto:swarren@union-county.org).

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Scott Hartell  
Planning Director

Published: June 17, 2021  
Legal No. 248246

**112 Union County Legal Notices**

**NOTICE OF HEARING UNION COUNTY PLANNING COMMISSION CONDITIONAL USE**

NOTICE IS HEREBY GIVEN, the Union County Planning Commission, meeting in regular session, **Monday, June 28, 2021, 7:00 p.m.**, will consider a Conditional Use application submitted by Kelli Elliott to re-establish an existing manufactured dwelling as a temporary medical hardship dwelling. The property is located about 3 miles southwest of the City of Summerville, at 66728 Hunter Road and is described as Twp. 1S, Range 38 EWM, Section 22, Tax Lot 800, about 13.40 acres, in an A-4 Timber-Grazing Use Zone.

The applicable Land Use Regulations are found in Sections 2.05 4. and 2.06 of the Union County Zoning, Partition & Subdivision Ordinance. As a property owner within 500 feet of the subject property, you are entitled to notice of this application and may submit written testimony either in support or in opposition of the proposal. Failure to raise a specific issue with sufficient specificity at the local level precludes appeal to LUBA based on that issue. The application and all information related to the proposal are available for review at no cost and copies can be supplied at a reasonable cost. A staff report will be available for review seven days before the hearing, and can be supplied at a reasonable cost. For additional information, contact this office by phone at (541) 963-1014, or email [swarren@union-county.org](mailto:swarren@union-county.org).

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Scott Hartell  
Planning Director

Published: June 17, 2021  
Legal No. 248968

**112 Union County Legal Notices**

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Scott Hartell  
Planning Director

Published: June 17, 2021  
Legal No. 245273

**112 Union County Legal Notices**

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Scott Hartell  
Planning Director

Published: June 17, 2021  
Legal No. 245268

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**112 Union County Legal Notices**

**IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF UNION**

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff,

CASE NO. 21CV01216

SUMMONS FOR PUBLICATION

vs.

LINDA HERMANN; RODNEY WALKER; MIKE WALKER; KEN WALKER; BARBARA BURTON, DAVID L. WALKER; ALL OCCUPANTS OF THE PROPERTY, Defendants.

To: LINDA HERMANN; MIKE WALKER; AND KEN WALKER

**TO THE DEFENDANT/RESPONDENT(S) ABOVE NAMED:** You are hereby directed and required to appear in, and defend against, this legal action within 30 days after the first date of publication of summons, which is the 27th day of May, 2021, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, and serve a copy of your answer upon the undersigned attorneys for plaintiff, ZBS LAW, LLP, at their office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. This is a Complaint for Judicial Foreclosure of Deed of Trust.

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.

If you have any 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.oregonstatebar.org](http://www.oregonstatebar.org) or by calling (503) 684-3763 in the Portland metropolitan area. If you are a veteran of the armed forces, assistance may be available from a county veterans' service officer or community action agency. Contact information for a local county veterans service officer and community action agency may be obtained by calling a 2-1-1 information service.

DATED: May 17, 2021 ZBS LAW, LLP

By: Jeffrey A. Myers, OSB No. 094561  
Amber L. Labrecque, OBS No. 094593  
[jmyers@zbslaw.com](mailto:jmyers@zbslaw.com)  
[alabrecque@zbslaw.com](mailto:alabrecque@zbslaw.com)  
Attorneys for Plaintiff

Published: May 27, June 3, 10, 17, 2021  
Legal No. 246628

**112 Union County Legal Notices**

**NOTICE OF HEARING UNION COUNTY PLANNING COMMISSION CONDITIONAL USE**

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Scott Hartell  
Planning Director

Published: June 17, 2021  
Legal No. 245273

**112 Union County Legal Notices**

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Scott Hartell  
Planning Director

Published: June 17, 2021  
Legal No. 245268

**112 Union County Legal Notices**

**NOTICE OF HEARING UNION COUNTY PLANNING COMMISSION VARIANCE**

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Scott Hartell  
Planning Director

Published: June 17, 2021  
Legal No. 248246

**112 Union County Legal Notices**

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The applicable Land Use Regulations are found in Sections 2.05 4. and 2.06 of the Union County Zoning, Partition & Subdivision Ordinance. As a property owner within 500 feet of the subject property, you are entitled to notice of this application and may submit written testimony either in support or in opposition of the proposal. Failure to raise a specific issue with sufficient specificity at the local level precludes appeal to LUBA based on that issue. The application and all information related to the proposal are available for review at no cost and copies can be supplied at a reasonable cost. A staff report will be available for review seven days before the hearing, and can be supplied at a reasonable cost. For additional information, contact this office by phone at (541) 963-1014, or email [swarren@union-county.org](mailto:swarren@union-county.org).

The meeting location is accessible to persons with disabilities. Accommodation requests for persons with disabilities should be made at least 48 hours before the meeting at (541) 963-1014.

*In a continued effort to limit the spread of the COVID-19 virus and to comply with the Governor's executive orders, the Union County Planning Commission will facilitate citizen participation via written and email testimony received by 5:00 p.m. on the day of the public hearing, and via teleconference during the public hearing. To listen to or participate in the public hearing, please call: (253) 215-8782 or (669) 900-6833 and enter meeting ID number: 957 9307 1503. The call in option will be the only opportunity for citizens to verbally engage in the public hearing.*

Scott Hartell  
Planning Director

Published: June 17, 2021  
Legal No. 248968

**112 Union County Legal Notices**

**NOTICE OF HEARING UNION COUNTY PLANNING COMMISSION CONDITIONAL USE**

NOTICE IS HEREBY GIVEN, the Union County Planning Commissions, meeting in regular session, **Monday, June 28, 2021, 7:00p.m.**, will consider a Conditional Use application submitted by Travis & Jessica Brown to establish a small engine repair shop in an existing shop building as a home occupation. The property is located at 61237 Conley Road, about 1.5 miles northwest of the City of Cove. The property is described as Twp. 3S, Range 40 EWM, Section 09, Tax Lot 800, about 4.25 acres, in an A-1, Exclusive Farm Use Zone.

The applicable Land Use Regulations are found in Sections 2.05 7. and 2.06 of the Union County Zoning, Partition & Subdivision Ordinance. As a property owner within 500 feet of the subject property, you are entitled to notice of this application and may submit written testimony either in support or in opposition of the proposal. Failure to raise a specific issue with sufficient specificity at the local level precludes appeal to LUBA based on that issue. The application and all information related to the proposal are available for review at no cost and copies can be supplied at a reasonable cost. A staff report will be available for review seven days before the hearing, and can be supplied at a reasonable cost. For additional information, contact this office by phone at (541)963-1014, or email [swarren@union-county.org](mailto:swarren@union-county.org).

The meeting location is accessible to persons with disabilities. Accommodation requests for persons with disabilities should be made at least 48 hours before the meeting at (541)-963-1014.

In a continued effort to limit the spread of the COVID-19 virus and to comply with the Governor's executive orders, the Union County Planning Commission will facilitate citizen participation via written or email testimony received by 5:00 p.m. on the day of the public hearing, and via teleconference during the public hearing. To listen to or participate in the public hearing, please call: (253)215-8782 or (669)900-6833 and enter meeting ID number: 957 9307 1503. The call in option will be the only opportunity for citizens to verbally engage in the public hearing.

Scott Hartell  
Planning Director

Published: June 17, 2021  
Legal No. 248097

**112 Union County Legal Notices**

**NOTICE OF HEARING UNION COUNTY PLANNING COMMISSION CONDITIONAL USE**

NOTICE IS HEREBY GIVEN, the Union County Planning Commission, meeting in regular session, **Monday, June 28, 2021, 7:00 p.m.**, will consider an application by Ronald and Carrie Gerber to establish a Nonfarm Dwelling. The property is located northeast of the City of Elgin and accessed from Yarrington Road. The property is described as Twp. 2N, Range 40 EWM, Tax Lot 3702, about 39.09 acres, in an A-4, Timber-Grazing Zone.

The applicable Land Use Regulations are found in Section 2.10.2. and Section 21.06 of the Union County Zoning, Partition & Subdivision Ordinance. As a property owner within 500 feet of the subject property, you are entitled to notice of this application and may submit written testimony either in support or in opposition of the proposal. Failure to raise a specific issue with sufficient specificity at the local level precludes appeal to LUBA based on that issue. The application and all information related to the proposal are available for review at no cost and copies can be supplied at a reasonable cost. A staff report will be available for review seven days before the hearing, and can be supplied at a reasonable cost. For additional information, contact this office by phone at (541) 963-1014, or email [swarren@union-county.org](mailto:swarren@union-county.org).

The meeting location is accessible to persons with disabilities. Accommodation requests for persons with disabilities should be made at least 48 hours before the meeting to Stacy Warren, (541) 963-1014.

*In a continued effort to limit the spread of the COVID-19 virus and to comply with the Governor's executive orders, the Union County Planning Commission will facilitate citizen participation via written and email testimony received by 5:00 p.m. on the day of the public hearing, and via teleconference during the public hearing. To listen to or participate in the public hearing, please call: (253) 215-8782 or (669) 900-6833 and enter meeting ID number: 957 9307 15*