

101 Legal Notices

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PUBLIC NOTICE

IN THE COUNTY COURT OF THE STATE OF OREGON
IN AND FOR THE COUNTY OF GRANT

IN THE MATTER OF ESTABLISHING POLICY }
RESOLUTION 10-17 }
ON FAIR HOUSING }

THIS BEING the 2nd day of June, 2010, and a day set aside for a regular meeting of the Grant County Court, and there being present County Judge Mark R. Webb and County Commissioners Scott W. Myers and Boyd Britton;

LET IT BE KNOWN that discrimination in the sale, rental, lease, advertising of sale, rental or lease, financing of housing or land to be used for construction of housing, or in the provision of brokerage, rental services because of race, color, sex, mental or physical disability, familial status or national origin is prohibited by Title VIII of the federal Fair Housing Amendments of 1988 and to implement a Fair Housing Program to ensure equal opportunity in housing for all persons regardless of race, color, religion, sex, mental or physical disability, familial status or national origin. Therefore, Grant County does hereby pass the following resolution:

BE IT RESOLVED that within the resources available to Grant County through city, county, state, federal and community volunteer sources, Grant County will assist all persons who feel they have been discriminated against because of race, color, religion, sex, mental or physical disability, familial status or national origin in the process of filing a complaint with the Oregon Civil Rights Division or the U.S. Department of Housing and Urban Development, Seattle Regional Office Compliance Division, that they may see equity under federal and state laws.

BE IT FURTHER RESOLVED that Grant County shall publicize this resolution and through this publicity shall cause real estate brokers and sellers, private home sellers, rental owners, rental property managers, real estate and rental advertisers, lenders, buildings, developers, home buyers and home or apartment renters to become aware of their respective responsibilities and rights under the Fair Housing Amendments Act of 1988 and any applicable state or local laws or ordinances.

THE FAIR HOUSING PROGRAM, for the purpose of informing those affected of their respective responsibilities and rights concerning Fair Housing law and compliant procedures, will at a minimum include, but not be limited to 1) the printing, publicizing and distribution of this Resolution; 2.) distribution of flyers, posters, pamphlets and other applicable Fair Housing information provided by local, state and federal sources, through local media of community contacts; and 3.) the publicizing of locations where assistance will be provided to those seeking to file a discrimination complaint.

DATED this 2nd day of June, 2010.

Mark R. Webb, County Judge
Scott W. Myers, County Commissioner
Boyd Britton, County Commissioner

RESOLUTION ON FAIR HOUSING

ORIGINALLY PUBLISHED IN THE BLUE MOUNTAIN EAGLE
06/30/2010
REPUBLISHED IN THE BLUE MOUNTAIN EAGLE 08/03/2022

NOTICE OF PUBLIC HEARING

Notice is hereby given that the John Day City Council is considering the following planning action:

ORDINANCE NO. 22-200-11
AN ORDINANCE AMENDING THE JOHN DAY DEVELOPMENT CODE AND COMPREHENSIVE PLAN LAND USE DISTRICT MAP TO DESIGNATE CERTAIN PROPERTIES AS RESIDENTIAL-COMMERCIAL (AMD-22-01) TYPE IV PROCEDURE

In response to resident and property owner requests, the City of John Day submitted AMD-22-01 to rezone certain properties within the Downtown (D) and General Commercial (GC) zones as Residential Commercial (RC). This zone change will result in increased flexibility for property owners to use the land for both commercial and/or residential uses, as outlined in Code Section 5-2.2.020 Residential Districts - Allowed Land Uses. This proposed amendment will be reviewed as a Type IV (Legislative) Procedure pursuant to Code Section 5-4.1.050 and the decision-making criteria in Section 5-4.1.050(G). A minimum of two (2) hearings, one before the Planning Commission and one before the City Council, are required for all Type IV applications. The John Day Planning Commission, in a duly noticed public hearing held on July 21, 2022, unanimously recommended that the City Council adopt the proposed code amendments as outlined in the Planning Commission's Order and Decision for AMD-22-01. Council will review the written order and decide to: 1) Approve, approve with modifications, approve with conditions, deny, or adopt an alternative to an application for legislative change; or 2) Remand the application to the Planning Commission for rehearing and reconsideration on all or part of the application. The City Council is not bound by the Commission's recommendation. The Council may enact Ordinance No. 22-200-11 adopting the Commission's recommendations, in whole or in part, following the public hearing.

PUBLIC HEARING DETAILS

When: **TUESDAY, AUGUST 23, 2022**
Where: **JOHN DAY FIRE HALL, 316 S. CANYON BLVD., JOHN DAY, OR 97845**
Details: **7:00 P.M. - The hearing will be held in person and via Go-to-Meeting: <https://meet.goto.com/333257157>. You can also dial in using your phone. Access Code: 333-257-157, United States: +1 (646) 749-3122.**

Copies of the subject application(s), all documents, and evidence relied upon by the applicant(s) and applicable criteria are available for inspection at the John Day City Hall at no cost; copies will be provided upon request at a reasonable cost. Copies of the City Planning Staff Report on the subject application will be available for inspection no less than seven (7) days before the hearing at no cost; copies will be provided upon request at a reasonable cost.

If you would like to respond:

Written comments received or presented in person to Nicholas Green, contract Chief Planning Official, 450 East Main Street, John Day, before Wednesday, August 17, by 4:00 p.m. will be considered in rendering a decision. **Comments may be emailed to cityofjohn-day@grantcounty-or.gov.**

Issues must be addressed with enough specificity based on criteria with the Code, upon which the Planning Official must base this decision. Failure to address the relevant approval criteria with enough detail may preclude you from appealing to the John Day City Council, Land Use Board of Appeals, or Circuit Court on that issue. Only comments on the relevant approval criteria are considered relevant evidence. All evidence relied upon by the planning staff to make this decision is in the public record and available for public review. Copies of this evidence can be obtained at a reasonable cost from the City of John Day, 450 East Main Street, John Day, OR 97845.

Any questions regarding the hearing should be directed to the City Manager at 450 E. Main, John Day, by email to cityofjohn-day@grantcounty-or.gov, or phone 541-575-0028, Mon. - Thurs. from 8:00 a.m. to 4:00 p.m.

PUBLISHED SUMMONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF GRANT
Case No. 22CV06462

OLD WEST FEDERAL CREDIT UNION,

Plaintiffs,

vs.

TINA PRYSE; MARY JO TALBOTT; TOMMY PFEIFER; UNKNOWN HEIRS AND DEVISEES OF ALETHA PFEIFER; and PARTIES IN POSSESSION OR CLAIMING A RIGHT TO POSSESSION,

Defendants.

NOTICE TO DEFENDANTS: PARTIES IN POSSESSION OR CLAIMING A RIGHT TO POSSESSION.
READ THESE PAPERS CAREFULLY!
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 of the date of first publication specified herein along with the required filing fee. It must be in proper form and have proof of service on the Plaintiffs' attorney or, if the Plaintiffs do not have an attorney, proof of service on the Plaintiffs. 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 or by calling (503) 684-3763 (in the Portland metropolitan area) or toll free elsewhere in Oregon at (800) 452-7636.

This Summons was first published on August 3, 2022.
If you fail to appear and answer, Plaintiffs will apply to the court for the relief demanded in the Complaint.
This Complaint claims that there is a default of a Promissory Note secured by a Trust Deed on real property located in Grant County, Oregon, more fully described in the Complaint.
Plaintiff prays for a judgment as follows:

- A general judgment declaring as due the principal amount of \$65,718.31, together with interest accrued as of February 17, 2022 in the amount of \$7,335.76 and late charges of \$100, plus interest on the principal balance at the rate of 5.990% per annum from February 17, 2022, until paid, and real estate taxes and fees paid by Plaintiff to the Grant County Tax Collector on January 28, 2021 in the amount of \$5,473.60, plus interest thereon at the rate of 5.990% per annum from January 28, 2021, until paid, together with reasonable attorney fees and costs and disbursements. The judgment shall only be enforced through execution on the subject Property and shall not establish liability, personal or otherwise, beyond such execution.
- Declaring the lien of the Trust Deed being foreclosed to constitute a valid lien against all of the real property described above and declaring that this lien is superior to any interest, lien, right, title or claim of Defendants in the property;
- Foreclosing plaintiff's Trust Deed lien and ordering the sale of the real property described above by the sheriff of Grant County in the manner prescribed by law; and that the proceeds shall be applied as follows: (1) First to the cost of sale; (2) The to the satisfaction of plaintiff's costs and disbursements incurred herein; the cost of the search and plaintiff's reasonable attorney fees; (3) Then to satisfaction of plaintiff's general judgment on their claims; and (4) The balance, if any, to the clerk of the court, subject to further order of the court; and
- Ordering that the Defendants, and each of them, and all persons claiming through or under them, either as purchasers, encumbrancers, or otherwise, are foreclosed of all interest or claim in the Property except any statutory right of redemption as defendants or any of them may have in the Property.

DATED this 3rd day of August 2022.
David M. Blanc, OSB #860170
Attorney for Plaintiff
The Blanc Firm, LLC
132 S.E. Court Avenue
Pendleton, Oregon 97801
Tel: (541) 215-4810; Fax: (541)215-6609
Email: dblanc@blancfirm.com

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IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR GRANT COUNTY

Kurt D. Erickson and Drew V. Erickson,
Plaintiffs,
vs.
Alma Louise Crane (fka Alma Louise Erickson),
Trustee under that certain Trust Agreement dated
October 24, 1968 in which Alma Louise (Erickson)
Crane, George Melvin Erickson, Sharon Kaye
Robinson and David Delano Erickson are beneficiaries,
theirs heirs and/or devisees, and all other persons or
parties unknown claiming any right, title, lien, or interest
in the property described in the complaint herein,
Defendants.

**NOTICE TO DEFENDANTS:
READ THIS CAREFULLY!**

You must "appear" in this case or the other side will win automatically. To "appear" you must file with the court a legal document called a "motion" to "answer." The "motion" or "answer" must be given to the court clerk or administrator within 30 days of the date of the first publication specified herein, 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 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 or by calling (503) 684-8763 (in the Portland metropolitan area) or toll-free elsewhere in Oregon at (800) 452-7636.

Summary of Complaint:
The plaintiffs are asking the court to declare that the plaintiffs are only legal owners of the property known as The Morris Quartz Lode Mining Claim, Grant County Tax Act #4 10-34 Tax Lot 200 Ref 2561 and that none of the defendants or their heirs have any legal claim to the property.

DATED and first published: July 13, 2022

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Notice is hereby given that the following positions, including any vacancies which may exist, for the districts and cities listed below, will be elected on Tuesday, November 8, 2022 during the General Election:

Grant County Soil & Water	At Large #2	4 yrs
	Zone #1	4 yrs
Monument Soil & Water	At Large #2	4 yrs
	Zone #1	4 yrs
	Zone #2	2 yrs
Canyon City	Councilperson (3)	4 yrs
Dayville	Mayor	2 yrs
	Position #2 & #3 & #4	4 yrs
Granite	Mayor	2 yrs
	At Large (1)	4 yrs
John Day	Mayor	4 yrs
	At Large (3)	4 yrs
Long Creek	Mayor	2 yrs
	Position #3 & #4	4 yrs
Monument	Position #4 & #5 & #6	4 yrs
Mt Vernon	Mayor	2 yrs
	At Large (2)	4 yrs
Prairie City	Mayor	2 yrs
	At Large (3)	4 yrs
Seneca	Councilperson (1)	4 yrs

The election will be conducted by mail. Each candidate for an office listed above must file a declaration of candidacy or petition for nomination for office with the city/district elections official not later than the 70th day before the date of the General Election. **The filing deadline is 5pm on August 30, 2022. Filing packet can be downloaded at www.oregonvotes.org or from your city official.**

Brenda J Percy
Grant County Clerk

JLF 22-127531

TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Neil E McDonald and Cheryl L McDonald, husband and wife, whose address is 342 N Humbolt Street, Canyon City, OR 97820 as grantor to Land Title Company of Grant County, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc. as nominee for First Colony Mortgage Corporation, its successors and assigns, as named Beneficiary, dated June 8, 2021, recorded June 18, 2021, in the mortgage records of Grant County, Oregon, as Instrument No. 202211237. PennyMac Loan Services, LLC is the present Beneficiary as defined by ORS 86.705(2), as covering the following described real property: as covering the following described real property: TRACT I: Lot 5 of Block "C" of the PROPHET ADDITION to the Town of Canyon City, Grant County, Oregon, according to the Plat thereof filed on the 3rd day of March, 1950 in Book 2, Pages 11-12 of the Record of Town Plats for Grant County, Oregon. (Tax Act. 3-2 13-31-35AB TL2400; Ref. 1364) TRACT II: In Township 13 South, Range 31 East of the Willamette Meridian: Section 35: A tract of land in the Northwest quarter of the Northeast quarter described as follows: Beginning at the Northeast corner of Lot 5, Block C, Prophet Addition; thence South 1° 19' East along the East line of said Lot 5, to the Northwest corner of that tract of land conveyed to the Oregon State Highway Department by deed dated January 7, 1937, recorded January 26, 1937 in Book 41, Page 482, Deed Records of Grant County, Oregon; thence North 88° 21' East, along the North line of State of Oregon property to the center line of Canyon Creek; thence Northwesterly, along said center line to a point North 88° 21' East of the point of beginning; thence South 88° 21' West to the point of beginning. (Tax Act. 3-2 13-31-35AB TL2490; Ref. 1365) All being in the Town of Canyon City, Grant County, Oregon. COMMONLY KNOWN AS: 342 N Humbolt Street, Canyon City, OR 97820. Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Monthly payments in the sum of \$696.87 from September 1, 2021, plus prior accrued late charges in the amount of \$139.35, plus the sum of \$1,504.92 for advances, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns. By reason of said default the beneficiary has declared all sums owing on the obligation that the trust deed secures immediately due and payable, said sum being the following, to-wit: \$133,409.37, together with accrued interest in the sum of \$2,837.49 through May 23, 2022, together with interest thereon at the rate of 2.625% per annum from May 24, 2022, plus prior accrued late charges in the amount of \$139.35, plus the sum of \$1,322.14 for advances, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns. WHEREFORE, notice hereby is given that the undersigned trustee will on November 2, 2022, at the hour of 10:00 AM PT, in accord with the standard time established by ORS 187.110, at the main entrance to the Grant County Courthouse, located at 201 South Humboldt Street, in the City of Canyon City, OR, County of Grant, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor has or had power to convey at the time of the execution of 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 to any person named in ORS 86.778 that the right exists, 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 paying to the beneficiary of the entire amount due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligations or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's fees and attorney's fees not exceeding the amounts provided by said ORS 86.778. Notice is further given that reinstatement or payoff quotes requested pursuant to ORS 86.786 and ORS 86.789 must be timely communicated in a written request that complies with that statute, addressed to the trustee's "Reinstatements/Payoffs - ORS 86.786" either by personal delivery or by first class, certified mail, return receipt requested, to the trustee's address shown below. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, www.logs.com/janeway_law_firm. In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Also, please be advised that pursuant to the terms stated on the Deed of Trust and Note, the beneficiary is allowed to conduct property inspections while property is in default. This shall serve as notice that the beneficiary shall be conducting property inspections on the said referenced property. 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. The Fair Debt Collection Practice Act requires that we state the following: This is an attempt to collect a debt, and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings: This shall not be construed to be an attempt to collect the outstanding indebtedness or hold you personally liable for the debt.

Dated: 05-27-2022
JANEWAY LAW FIRM, LLC, Successor Trustee
1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683
www.logs.com/janeway_law_firm
Telephone: (360) 260-2253
Toll-free: 1-800-970-5647
JLF 22-127531

Publish August 3, 10, 17, 24, 2022

GET YOUR AD NOTICED TODAY
MAKE YOUR LINE ADS STAND OUT

- BOLD specific copy
- ADD a yellow background
- ADD a photo
- ADD a logo

For All Changes, New Ads, or Cancellations Contact us by 9AM on Monday!