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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 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.
- b 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;
- c 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) 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
- d 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: dblank@blancfirm.com

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NATIONAL FOREST TIMBER FOR SALE
MALHEUR NATIONAL FOREST
The Sport Sale is located within T 19S R 26E sections 29 and 32, T 22S R 28E section 14, and T 22S R 29E section 18. The Forest Service will receive Sealed bids at Malheur National Forest, Supervisor's Office, before or at the time of public bid opening at 10:00 AM local time on 08/24/2022 for an estimated volume of 21 CCF of Ponderosa Pine and other coniferous species non-saw marked or otherwise designated for cutting. The Forest Service reserves the right to reject any and all bids. Interested parties may obtain a prospectus from the office listed below. A prospectus, bid form, and complete information concerning the timber, the conditions of sale, and submission of bids is available to the public from the Malheur National Forest, 431 Patterson Bridge Rd, John Day, OR, 97845 or 541-575-3000, or visit our website at: <https://www.fs.usda.gov/resources/malheur/land-management/resourcemanagement>. USDA is an equal opportunity provider, employer, and lender.

TRUSTEE'S NOTICE OF SALE

On information and belief, the Trust Deed described herein is a commercial trust deed, and is therefore not subject to the requirements applicable to a residential trust deed as defined in ORS 86.705(6) on the date of recordation. This Notice of Sale is not subject to the resolution conference requirements applicable to residential trust deeds being foreclosed in Oregon after July 11, 2012. Further, the real property described in the Trust Deed is not "Subject Property" as defined in HB 2009 (2021).

Reference is made to that certain Deed of Trust (hereinafter "Trust Deed") made by Sparky Murry, as Grantor, to First American Title, as Trustee, in favor of LHC, Profit Sharing Plan #2, Custodian for Murry Loan, as Beneficiary, dated June 4, 2021, recorded June 4, 2021, in the mortgage records of Grant County, Oregon as Document No. 20211111, and covering the following described real property situated in the above-mentioned county and state, to wit:

See "Exhibit A" attached hereto.

Property Tax Account No.: 09S35 00300
Alt. APN: 002501

Real property or its address is commonly known as 0 Red Boy Rd., Granite, OR 97877 (the "Real Property").

The undersigned hereby disclaims any liability for any incorrectness of the above-described street address or other common designation. The undersigned as successor trustee hereby certifies that no assignments of the trust deed by the Trustee or by the Beneficiary and no appointments of a successor trustee have been made except as recorded in the mortgage records of the county or counties in which the above-described Real Property is situated together with appointing Saalfeld Griggs PC as the current successor trustee; further, that 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).

The Real Property will be sold to satisfy the Note identified below secured by the Trust Deed and a Notice of Default has been recorded pursuant to Oregon Revised Statutes 86.752(3); the default(s) for which the foreclosure is made are the following:

Murry Loan:

Grantor's failure to pay regular monthly payments from October 4, 2021 and each month thereafter, pursuant to the terms of the Trust Deed securing that certain Promissory Note dated June 4, 2021 and referenced therein ("Note").

Grantor is in further default for the following non payment reason:

Grantor's failure to pay when due property taxes owing to the Grant County Tax Collector upon the Real Property, as required in the Trust Deed.

The existing payment defaults consist of a failure to timely make full regular monthly payments and the current payment default amounts owing upon the Note, as of April 6, 2022, are:

Past Due Payment Balance:	\$13,125.00
Late Fees:	\$1,312.50
Pre-Foreclosure Attorney Fees	\$1,078.50
Legal Costs:	\$563.00
Total:	\$16,079.00*

*Total does not include accrued interest at the rate of 12.25% per annum from April 7, 2022 until paid, additional late charges, expenditures, or trustee fees, and attorney fees and costs; and

By reason of the defaults, the current Beneficiary has and does hereby declare all sums owing on the Promissory Note secured by the Trust Deed immediately due and payable, those sums being the following, to wit:

Principal Balance:	\$203,071.66
Accrued Regular Interest to 4/6/22:	\$7,251.82
Accrued Accelerated Interest to 4/6/22:	\$5,189.61
Late Fees:	\$1,312.50
Postage Due:	\$14.76
Misc. Fees:	\$100.00
Pre-Foreclosure Attorney Fees	\$1,078.50
Legal Costs:	\$563.00
Total:	\$218,581.85*

*Total does not include accrued interest at the rate of 12.25% per annum from April 7, 2022 until paid, additional late charges, expenditures, or trustee fees, and attorney fees and costs. A total payoff amount as of a specific date is available upon written request to the successor trustee.

Notice hereby is given that the current beneficiary and successor trustee, by reason of the default(s), have elected and do hereby elect to foreclose the Trust Deed by advertisement and sale pursuant to ORS 86.705 to 86.990, and to cause to be sold at public auction to the highest bidder for cash the interest in the Real Property without warranty, express or implied, which the Grantor had, or had the power to convey, at the time of the execution by Grantor of the Trust Deed, together with any interest the Grantor or Grantor's successor in interest acquired after the execution of the Trust Deed, to satisfy the Note secured by the Trust Deed and the expenses of the sale, including the compensation of the successor trustee as provided by law, and the reasonable fees of successor trustee's attorneys.

WHEREFORE, notice hereby is given that the undersigned successor trustee will on **FRIDAY, SEPTEMBER 9, 2022 at 10:00 a.m.** in accord with the standard of time established by ORS 187.110, AT THE FRONT ENTRANCE OF THE GRANT COUNTY COURTHOUSE, located at 201 S. HUMBOLDT STREET, CANYON CITY, OR 97820, COUNTY OF GRANT, STATE OF OREGON, which is the hour, date and place last set for the sale, sell at public auction to the highest bidder for cash the interest in the Real Property which the Grantor had or had power to convey at the time of the execution by Grantor of the Trust Deed, together with any interest which the Grantor or Grantor's successors in interest acquired after the execution of the Trust Deed, to satisfy the foregoing Promissory Note secured by the Trust Deed and the costs and expenses of sale, including a reasonable charge by the successor trustee. The successor trustee intends to foreclose upon the Real Property.

Notice is further given that any person named in ORS 86.778 has the right, at any time 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 the entire amount then due (other than such portion of the principal as would not then be due had no default occurred), together with costs, trustee's fees and attorney fees and costs, and by curing any other default complained of in the Notice of Default, that is capable of being cured by tendering the performance required under the Note or Trust Deed.

Finally, notice is hereby given that 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.

In construing this Notice of Sale, 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 the Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

The mailing address for the successor trustee, as referenced herein, is as follows:

Erich M. Paetsch, OSB 993350, Vice President of Successor Trustee
Saalfeld Griggs, P.C, Successor Trustee
P.O. Box 470
Salem, OR 97308-0470
Trustee's Telephone Number: 503-399-1070

Dated: This 4th day of May 2022.

SAALFELD GRIGGS PC, SUCCESSOR TRUSTEE
/s/ Erich M. Paetsch
By: Erich M. Paetsch, OSB 993350
Its: Vice President

EXHIBIT "A"
Legal Description

Township 9 South, Range 35 East, Willamette Meridian, Grant County, Oregon:
Section 1: Lot 4; SW1/4NW1/4.
Section 2: Lot 1; SE1/4NE1/4;

SAVE & EXCEPT the following:

A tract of land in Lot 1, described as follows:
Beginning at a point which is S. 23°11'06" W. 397.92 feet from the Southwest corner of Sec. 36, Twp. 8 S., R. 35 E., W.M.; thence S. 22°55'51" W. 200.68 feet; thence N. 77°42'54" W. 129.01 feet; thence N. 67°50'25" W. 98.04 feet; thence N. 11°52'18" E. 110.57 feet; thence N. 26°42'22" E. 118.65 feet; thence S. 66°48'35" E. 238.23 feet to the place of beginning.

ALSO SAVE & EXCEPT the following:

Township 9 South, Range 35 East, Willamette Meridian, Grant County, Oregon:
Section 2: A tract of land situated in Lot 1 and in the SE1/4NE1/4 (and platted as the town site of Lawton as said plat was recorded in Volume R, on page 57, of the Grant County Deed Records, State of Oregon, which town site plat was vacated by Order of the Grant County Court dated June 27, 1975, and recorded in Deed Book 113, page 391), described as follows:
Beginning at the Northeast corner of said Sec. 2: thence Southerly along the East line of said Sec. 2 to a point on the Easterly line of Lot 4, Block 18 of said plat; thence Southerly along the Easterly line of said Block 18 and Block 17 to the Northeast corner of Lot 1, Block 16 of said plat; thence Southerly along the Easterly line of said Block 16 and Block A and Block J to a point on the Easterly line of the said Section 2; thence along the said Easterly line of the said Section 2 to a point on the South line of the said plat; thence Westerly along the South line of the said plat to the Southwest corner of the said plat; thence Northerly along the Westerly line of Blocks N, G, and D to the Southwest corner of Block 15 of the said plat; thence Westerly along the Southerly line of Block 27 to the Southwest corner of the said Block 27; thence Northerly along the Westerly line of the said Block 27 and its Notherly extension to a point on the West line of the E1/2 of the Northeast ¼ (the same as said Lot 1 and SE1/4NE1/4), of said Sec. 2; thence Northerly along the said West line of the said E1/2NE1/4 to a point on the North line of the said Section 2; thence Easterly along the North line of said Sec. 2 to the point of beginning.

SAVE & EXCEPT a tract of land in Lot 1, described as follows:
Beginning at a point which is S. 23°11'06" W. 397.92 feet from the Southwest corner of Sec. 36, Twp. 8 S., R. 35 E., W.M.; thence S. 22°55'51" W. 200.68 feet; thence N. 77°42'54" W. 129.01 feet; thence N. 67°50'25" W. 98.04 feet; thence N. 11°52'18" E. 110.57 feet; thence N. 26°42'22" E. 118.65 feet; thence S. 66°48'35" E. 238.23 feet to the place of beginning.
(Tax Acct. 4 9-35 TL300; Ref. 2501)
Publish July 27, August 3, 10, 17, 2022

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