

PUBLISHED BY THE LA GRANDE OBSERVER & THE BAKER CITY HERALD - SERVING WALLOWA, UNION & BAKER COUNTIES



# CLASSIFIEDS

### DEADLINES:

LINE ADS:  
Monday: noon Friday  
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2 days prior to publication date

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#### 1001 - Baker County Legal Notices

**NOTICE OF SALE** TS No.: OR-18-815158-BB Reference is made to that certain deed made by, STEPHANIE C WERNER as Grantor to REGIONAL TRUSTEE SERVICES CORP., as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GN MORTGAGE CORPORATION, A WISCONSIN CORPORATION, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 8/6/2001, recorded 8/9/2001, in official records of BAKER County, Oregon in Book 0132 Page 0217 and as instrument number 01320217 and subsequently assigned or transferred by operation of law to The Bank of New York Mellon F/K/A The Bank of New York, as trust administrator, on behalf of the holders of the Mortgage-Backed Pass-Through Certificates, Series 2002-9 covering the following described real property situated in said County, and State, APN: 16491 09S4020BB A portion of the East half of Block 10, KELLOGGS ADDITION TO BAKER CITY, according to the official plat thereof, in Baker City, County of Baker and State of Oregon, more particularly described as follows: BEGINNING at the Southeast corner of said Block 10; thence North 100 feet; thence West parallel to the South line of said Block 10, a distance of 108.25 feet, more or less, to the North-South center line of said Block 10; thence South 100 feet to the South line of said Block 10; thence East 108.25 feet, more or less, to the POINT OF BEGINNING. ALSO, that portion of the North 10 feet of Estes Street and the West 10 feet of Fifteenth Street adjoining said property on the South and East, as vested by Ordinance No. 2668, a certified copy of which was recorded August 8, 1973, in Deed 73 32 029, Baker County Deed Records. Commonly known as: 3430 Estes Street, Baker City, OR 97814 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 and no appointments of a successor trustee have been made, 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 that 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 PAYOFF: \$134,217.79 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 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 unpaid principal balance and interest which became due on 9/1/2018, and all subsequent interest through the date of this Notice, plus amounts that are due (if applicable) for late charges.

Page 2 of 3 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 payment, including all sums that shall accrue through 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 11/8/2018 at the hour of 10:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, inside the main lobby of the Baker County

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Courthouse, located at 1995 3rd St, Baker City, OR 97814 County of BAKER, 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 fees 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 Stephanie Werner 3430 Estes Street Baker City, OR 97814 Original Borrower For Sale Information Call: 916-939-0772 or Login to: www.nationwideposting.com in constructing 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 Agent, or Page 3 of 3 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 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 methamphetamine, 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-18-815158-BB Dated: 6/29/2018 Quality Loan Service Corporation

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of Washington, as Trustee Signature By: Jessica Junk, Assistant Secretary Trustee's Mailing Address: Quality Loan Service Corp of Washington C/O Quality Loan Service Corporation 411 Ivy Street San Diego, CA 92101 Trustee's Physical Address: Quality Loan Service Corp of Washington 108 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 DS Pub #0142411 8/29/2018 9/5/2018 9/12/2018 9/19/2018

Legal No. 00055043  
Published: August 29, 2018 September 5, 12, 19, 2018

#### 1010 - Union Co. Legal Notices

**NOTICE OF FORECLOSURE** Sale/Auction on September 27, 2018 12:00 pm at C's Storage 3107 Cove Ave. La Grande, OR. 541-910-4438

The owner or reputed owner of the property to be sold at Auction is:

- Unit # A-18 Kennrik/Laura Neustel amount due \$345.00
- Unit #B-6 Joel Stewart amount due \$670
- Unit #C-24 Mark Totars amount due \$450

Published: September 12, 19, 2018  
Legal No. 00055814

Placing an ad in Classified is a very easy, simple process. Just call the Classified Department and we'll help you word your ad for maximum response.

#### 1010 - Union Co. Legal Notices

##### PUBLIC NOTICE

Public Notice hereby is given that the two-year period for the redemption of real properties included in the 2016 delinquent tax lien foreclosure proceedings instituted by Union County, Oregon, on August 24, 2016 in the Circuit Court of the State of Oregon for Union County, suit number 16CV27577 and included in the judgment and decree entered therein on October 6, 2016, will expire on October 6, 2018. All properties ordered sold under the judgment and decree, unless redeemed on or before October 6, 2018, will be deeded to Union County, Oregon, immediately on expiration of the period of redemption, and every right and interest of any person in such properties will be forfeited to Union County, Oregon.

Cody Vavra Assessor/Tax Collector-Union County

Published: September 12, 19, 2018  
Legal No. 00055923

#### 1010 - Union Co. Legal Notices

**PUBLIC NOTICE** TS NO. OR08000065-18-1 APN 11558 To No 180219808-OR-MSO TRUSTEE'S NOTICE OF SALE Reference is made to that certain Trust Deed made by, ARDEN D. SNIDER, AND KELLI G. SNIDER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY as Grantor to PACIFIC NORTHWEST COMPANY OF OREGON, INC. as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for QUICKEN LOANS INC., Beneficiary of the security instrument, its successors and assigns, dated as of February 22, 2007 and recorded on February 27, 2007 as Instrument No. 20071075 and the beneficial interest was assigned to ONEWEST BANK N.A. FKA ONEWEST BANK FSB and recorded April 8, 2014 as Instrument Number 20140864 of official records in the Office of the Recorder of Union County, Oregon to-wit: APN: 11558 A PARCEL OF LAND IN BLOCK 5 OF WILBUR'S ADDITION TO THE TOWN OF COVE, UNION COUNTY, OREGON, DESCRIBED WITH REFERENCE TO SURVEY OF BAGETT, GRIFFITH & ASSOCIATES IN OCTOBER 1980, AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 5; THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK ON A COURSE FOUND BY SURVEY TO BE SOUTH 0 DEGREES 13' 20" EAST 90 FEET TO A POINT WHICH IS THE SOUTHEAST CORNER OF LAND CONVEYED TO JIM RYGG, BY DEED, RECORDED AS MICROFILM NO. 96066, RECORDS OF UNION COUNTY, OREGON; THENCE FOLLOWING THE SOUTH AND WEST LINES OF SAID RYGG TRACT, ON COURSES FOUND BY SAID SURVEY TO BE NORTH 89 DEGREES 41' 25" WEST, 112 FEET, AND NORTH 0 DEGREES 13' 20" WEST, 90.01 FEET TO THE

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NORTH LINE OF SAID BLOCK 5; THENCE ALONG SAID NORTH LINE BY SURVEY SOUTH 89 DEGREES 40' 59" EAST TO THE POINT OF BEGINNING. Commonly known as: 1107 BRYAN STREET, COVE, OR 97824-8773 Both the Beneficiary, CIT Bank, N.A., formerly known as OneWest Bank N.A., formerly known as OneWest Bank, FSB, and the Trustee, Nathan F. Smith, Esq., OSB #120112, 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 86.735(3) of Oregon Revised Statutes. The default for which the foreclosure is made is the Grantor's failure to pay: Failed to pay payments which became due Monthly Payment(s): 6 Monthly Payment(s) from 01/01/2018 to 06/01/2018 at \$832.58 1 Monthly Payment(s) from 07/01/2018 to 07/01/2018 at \$842.97 Monthly Late Charge(s): 1 Monthly Late Charge(s) 07/31/2018 By this reason of said default the Beneficiary has declared all obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit: The sum of \$97,991.74 together with interest thereon at the rate of 5.000000% per annum from December 1, 2017 until paid; plus all accrued late charges thereon; and all Trustee's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the terms of said Trust

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Deed. Wherefore, notice is hereby given that, the undersigned Trustee will on November 28, 2018 at the hour of 10:00 AM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at the main entrance steps to the Union County Courthouse, 1001 4th St, La Grande, OR 97850 County of Union, 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 86.753 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 or 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. Without limiting the Trustee's disclaimer of

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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 methamphetamine, 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 constructing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "Grantor" includes any successor in interest to the Grantor as well as any other persons owing an obligation, the performance of which is secured by said Trust Deed, the words "Trustee" and "Beneficiary" includes their respective successors in interest, if any. Dated: 07/31/2018 By: Nathan F. Smith, Esq., OSB #120112 Successor Trustee Malcolm & Cisneros, A Law Corporation Attention: Nathan F. Smith, Esq., OSB #120112 c/o TRUSTEE CORPS 17100 Gillette Ave, Irvine, CA 92614 949-252-8300 FOR SALE INFORMATION PLEASE CALL: In Source Logic at 702-659-7766 Website for Trustee's Sale Information: www.in-sourcelogic.com/SL Number 46831

Published: September 12, 19, 26, October 3, 2018  
Legal No. 00055470

#### 1010 - Union Co. Legal Notices

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