



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

CLASSIFIEDS

Baker City Herald: 541-523-3673 • www.bakercityherald.com • classifieds@bakercityherald.com • Fax: 541-523-6426
The Observer: 541-963-3161 • www.lagrandeobserver.com • classifieds@lagrandeobserver.com • Fax: 541-963-3674

DEADLINES:
LINE ADS:
Monday: noon Friday
Wednesday: noon Tuesday
Friday: noon Thursday
DISPLAY ADS:
2 days prior to publication date



1001 - Baker County
Legal Notices

NOTICE OF CANCELLATION OF FORECLOSURE SALE WHEREAS, on 11/2/2000, a certain Mortgage Deed of Trust was executed by WINNIFRED E. OESTERLING as trustor in favor of WELLS FARGO HOME MORTGAGE, INC., A CALIFORNIA CORPORATION as beneficiary, and was recorded on 11/13/2000, as Instrument No. 00460103B, in the Office of the Recorder of Baker County, Oregon; and WHEREAS, the beneficial interest in the Mortgage Deed of Trust is now owned by the Secretary, pursuant to an assignment dated 9/28/2007, recorded on 4/4/2008, as instrument number 08150095, in the office of Baker County, Oregon; and WHEREAS, a Notice of Default and Foreclosure Sale was recorded on 9/25/2018 as instrument number B18390166, in the Office of the Recorder of Baker County, Oregon; and WHEREAS, the Mortgage Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family house; and WHEREAS, by virtue of the default, the Secretary declared the entire amount of the indebtedness secured by the Mortgage Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, SEE ATTACHED, which notice is hereby given of the withdrawal of the acceleration of the debt and cancellation of the sale previously scheduled to take place on 10/30/2018 at 10:00 AM local time, wherein all real and personal property at or used in connection with the following described premises ("Property") was to be sold at public auction to the highest bidder: Legal Description: Lots 1 and 2, Block 30, PACIFIC ADDITION, according to the official plat thereof, in Baker City, County of Baker and State of Oregon. APN: 1182 / 0954016CD12800 Commonly known as: 1305 VALLEY AVENUE, BAKER CITY, OR 97814 THE SALE REFERENCED HEREIN HAS BEEN CANCELLED AND WILL NOT BE HELD. Date: 11/5/2018 CLEAR RECON CORP Foreclosure Commissioner Hamsa Uchi Title: Foreclosure Supervisor 4375 Jutland Drive San Diego, CA 92117 Phone: (858) 750-7600 Fax No: (858) 412-2705

Legal No. 00056688
Published: November 26, December 3, 10, 2018

NOTICE TO INTERESTED PERSONS

Natalie Bennett has been appointed Personal Representative (hereafter PR) of the Estate of **Robert Gary Perkins**, Deceased, Probate No. 18PB08077, Baker County Circuit Court, State of Oregon. All persons whose rights may be affected by the proceeding may obtain additional information from the court records, the PR, or the attorney for the PR. All persons having claims against the estate must present them to the PR at:

Mammen & Null, Lawyers, LLC
J. Glenn Null, Attorney for PR
1602 Sixth Street
P.O. Box 477
La Grande, OR 97850
(541) 963-5259

within four months after the first publication date of this notice or they may be barred.

Legal No. 00056708
Published: November 26, December 3, 10, 2018

1001 - Baker County
Legal Notices

PUBLIC NOTICE: City of Haines
The second and final readings of Ordinance No.153 Series 2018, An Ordinance granting a Franchise Agreement between the City of Haines and Cascade Utilities will take place at thDecember 11, 2018 City Council Meeting. The meeting will be held at City Hall, 819 Front Street, Haines, Oregon at 6:00 pm. A copy of the Ordinance may be obtained at the City Hall. If you cannot attend the public meeting, but wish to leave a written comment at City Hall, you may do so and it will be duly noted at the public meeting.

Legal No.: 00056715
Published: December 3, 2018

IMPORTANT INFORMATION ABOUT YOUR SPECTRUM TV LINEUP

Communities Served: City and County of Baker OR.
Effective on or after January 4, 2019, Star India will cease providing programming to the following channels: Star Plus on South Asian View channel 297 and Star Plus HD on South Asian View channel 898.
For a current channel lineup, visit www.Spectrum.com/channels. To view this notice online, visit www.Spectrum.net/programmingnotices.

Legal No. 00056667
Published: December 3, 2018

IMPORTANT INFORMATION ABOUT SPECTRUM TV SERVICE

Effective on or after January 8, 2019, EPIX will be available for subscription only as an a la carte service. For more information, or to add EPIX as an a la carte service, call 1-855-70-Spectrum. To view a current Spectrum channel lineup visit: www.spectrum.com/channels. To view this notice online visit www.spectrum.net/prprogrammingnotices.

Legal No. 00056594
Published: December 3, 2018

DISTRICT MEETING NOTICE

Medical Springs Rural Fire Protection District Board of Directors will hold its regular monthly board meeting at Pondosa Station, on **Monday, December 17, 2018 at 7 P.M.** to discuss fire department operations.

Legal No. 00053336
Published: December 3, 2018

APN: 1182 / 0954016CD12800

NOTICE OF DEFAULT AND FORECLOSURE SALE WHEREAS, on 11/2/2000, a certain Mortgage Deed of Trust was executed by WINNIFRED E. OESTERLING as trustor in favor of WELLS FARGO HOME MORTGAGE, INC., A CALIFORNIA CORPORATION as beneficiary, and was recorded on 11/13/2000, as Instrument No. 00460103B, in the Office of the Recorder of Baker County, Oregon; and WHEREAS, the beneficial interest in the Mortgage Deed of Trust is now owned by the Secretary, pursuant to an assignment dated 9/28/2007, recorded on 4/4/2008, as instrument number 08150095B, in the office of Baker County, Oregon; and WHEREAS, a default has been made in the covenants and conditions of the Mortgage Deed of Trust in that the payment due upon the death of the borrower(s) was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of 11/5/2018 is \$94,844.88; and WHEREAS, the Mortgage Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the

1001 - Baker County
Legal Notices

purpose of providing single family house; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, SEE ATTACHED, notice is hereby given that on 12/18/2018 at 10:00 AM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder: Legal Description: Lots 1 and 2, Block 30, PACIFIC ADDITION, according to the official plat thereof, in Baker City, County of Baker and State of Oregon. Commonly known as: 1305 VALLEY AVENUE, BAKER CITY, OR 97814 The sale will be held at: AT THE FRONT ENTRANCE TO THE BAKER COUNTY COURTHOUSE, 1995 3RD ST., BAKER, OR 97814 Per the Secretary of Housing and Urban Development, the estimated opening bid will be \$100,359.33. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, the winning bidders with the exception of the Secretary must submit a deposit totaling ten percent (10%) of the Secretary's estimated bid amount in the form of a certified check or cashier's check made payable to the undersigned Foreclosure Commissioner. Ten percent of the estimated bid amount for this sale is \$10,035.93. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$10,035.93 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15 day increments for a fee of: \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure.

1001 - Baker County
Legal Notices

The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the Mortgage Deed of Trust is to be reinstated prior to the scheduled sale is based on the nature of the breach, this loan is not subject to reinstatement. A total payoff is required to cancel the foreclosure sale or the breach must be otherwise cured. A description of the default is as follows: FAILURE TO PAY THE PRINCIPAL BALANCE AND ANY OUTSTANDING FEES, COSTS, AND INTEREST WHICH BECAME ALL DUE AND PAYABLE BASED UPON THE DEATH OF ALL MORTGAGORS. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: November 5, 2018 CLEAR RECON CORP Foreclosure Commissioner Hamsa Uchi Title: Foreclosure Supervisor 111 SW Columbia Street #950 Portland, OR 97201 Phone: (858) 750-7600 Fax No: (858) 412-2705

Legal No. 00056530
Published: November 26, December 3, 10, 2018

1010 - Union Co. Legal Notices

NOTICE OF SHERIFF'S SALE

On Wednesday, January 9, 2019 at the hour of 10:00 a.m. at the Union County Sheriff's Office, 1109 K Ave, La Grande, Oregon, the defendant's interest will be sold, subject to redemption, in the real property commonly known as: 460 E Fulton Street, Union, OR 97883. The court case number is 17CV34734, where JPMorgan Chase Bank, National Association, is the plaintiff, and Chelsea A. Webb, Individually and as Mother/Guardian of Mollie Loreen George, a Minor; Unknown Heirs of Anthony A. George; Oregon Affordable Housing Assistance Corporation; State of Oregon; Parties in Possession, is defendant. The sale is a public auction to the highest bidder for cash or cashier's check, in hand, made out to Union County Sheriff's Office. For more information on this sale go to: www.oregonsheriffssales.org

Published: November 26, December 3, 10, 17, 2018
Legal No. 00056643

Classified advertising is a better way to tell more people about the service you have to offer. Ask about our low rates today.

HOROSCOPES

by Stella Wilder

TUESDAY, DECEMBER 4, 2018

YOUR BIRTHDAY by Stella Wilder
Born today, you are one of the upstanding and outstanding examples of the Sagittarius native -- dignified, charming and always ready with a wise turn of phrase or a word of comfort for someone in need. Indeed, your care for those around you is perhaps your most marked trait; you will always do what you can to lift others up, rather than tear them down. You treat everyone with a kind of fairness and equality that is rare indeed. You can, at times, overlook the obvious in favor of that which is harder to discern, and this can make things difficult for you!

WEDNESDAY, DECEMBER 5
SAGITTARIUS (Nov. 22-Dec. 21) -- Someone you know well is likely to surprise you with a decision -- but it's one that you know will work out well in the end.

CAPRICORN (Dec. 22-Jan. 19) -- You will want to keep track of things as they develop today -- without getting in the way and influencing events one way or another.

AQUARIUS (Jan. 20-Feb. 18) -- You're feeling ill at ease about something that is usually quite routine. You can make a small change that will have a big effect.

PISCES (Feb. 19-March 20) -- You may be asking yourself some important questions at this time, but today the answers are likely to open your eyes to a new opportunity.

ARIES (March 21-April 19) -- You are precisely where you should be right now, whether it feels that way or not. What someone tells you needn't knock you off center.

TAURUS (April 20-May 20) -- You have something up your sleeve right now that can certainly come in handy if things start to go wrong. Don't tip your hand, however!

GEMINI (May 21-June 20) -- Your focus may be rather unclear for a time today, until you have rid yourself of distractions that are competing for your attention.

CANCER (June 21-July 22) -- You may find yourself somewhere quite unusual before the day is out, but your state of mind is sound, and you can surely cope quite well.

LEO (July 23-Aug. 22) -- It may take you some time to get up to speed today, but once you do, you'll be squarely in the race. A competitor pushes you to be your best.

VIRGO (Aug. 23-Sept. 22) -- It's a good day for you to consider what might happen if things don't come out the way you had planned. All options are open to you right now.

LIBRA (Sept. 23-Oct. 22) -- Your day is likely to be divided into three distinct phases, though not everyone will appreciate how flexible you must be as a result.

SCORPIO (Oct. 23-Nov. 21) -- You may not get all you feel you have coming to you, but by day's end you should be better off than you were in the morning. Share the wealth.

(EDITORS: For editorial questions, please contact Gillian Tessa at gilliantessa@ufl.com.)
COPYRIGHT 2018 UNITED FEATURES SYNDICATE, INC. DISTRIBUTED BY ANDREWS MCMEEL SYNDICATE FOR UFS 1130 Walnut St., Kansas City, MO 64106-1000-255-6734

TUESDAY, DECEMBER 4, 2018

CROSSWORD PUZZLER

ACROSS

1 Force open
4 Unsuccessful competitor
9 Twice five
12 Red, blue or green
13 Reckon
14 Seek the favor of
15 Whole number
17 Bearing false witness
19 Poet's always
20 Thug, slangily
21 Touch
24 Plane corps
28 Roundup gear
30 Harden, as clay
31 Sigh of content
32 One — — time
33 Father of David
35 Psyche component
36 You and I
37 Piece of linoleum

DOWN

1 Upsilon follower
2 Participate in a marathon
3 Up till now
4 Mezzanine
5 "Lohengrin" or "Tosca"
6 British title
7 Em successor
8 Secured anew

Answer to Previous Puzzle

I	R	K		L	O	P	E	S		J	A	I
F	A	N		A	O	R	T	A		A	Y	N
S	H	E	A	T	H		A	C	U	M	E	N
		A	N	T	S	Y		S	T	S		
O	L	D	I	E		A	C		A	U	D	I
K	I	S	S		G	R	A	B		P	I	G
A	K		E	Y	E	D	R	O	P		M	L
Y	E	S		O	R	A	L		O	S	L	O
S	N	A	G		E	G		T	O	K	Y	O
		W	E	T		E	X	I	L	E		
F	O	I	L	E	D		M	A	S	T	E	R
A	N	N		R	O	V	E	R		C	N	N
B	E	G		A	E	T	N	A		H	E	S

12-4-18 © 2018 UFS, Dist. by Andrews McMeel for UFS

All Classifieds ads must be prepaid before they will print.

DEADLINE for classified ads is **BEFORE 12 NOON** the day before we publish. Publication days: Monday, Wednesday, Friday

Baker City Herald | **THE OBSERVER**

541-523-3673 | **541-963-3161**