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Wednesday: noon Tuesday
Friday: noon Thursday

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1001 - Baker County Legal Notices

PUBLIC NOTICE

The Baker County Board of Commissioners will be meeting for a Work Session on **Wednesday, December 12, 2018 at 9:00 a.m.** They will hear from Aubreyanna Henshaw about the Baker County Safe Community Coalition. The meeting will be held in the Commission Chambers of the Courthouse at 1995 Third Street, Baker City, Oregon. Baker County operates under an EEO policy and complies with Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act. Assistance is available for individuals with disabilities by calling 541-523-8200 (TTY: 523-9538).

Legal No. 00056821
Published: December 10, 2018

Call **541-963-3161** or **541-523-3673** to place your ad.

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 trustee 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 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

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

1001 - Baker County Legal Notices

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 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

1001 - Baker County Legal Notices

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. 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 mortgage 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

PUBLIC NOTICE

Don J Plan of Operations (OR-68124)

The Baker Field Office, Vale District BLM, has completed for public review an Environmental Assessment (DOI-BLM-ORWA-V000-2019-001-EA) identifying the alternative actions for the proposed Don J Placer Mining Project submitted under 43 Code of Federal Regulations (CFR) 3809 at T.12S., R.41E., Sections 3 and 10 in the Burnt River Canyon, Baker County, Oregon.

The BLM is providing the public the opportunity to comment on this EA. The EA can be reviewed by selecting the Documents title in the left column of the Vale District ePlanning site location: <https://go.usa.gov/xPzZS>

Comments may be submitted in writing to the Field Manager, Baker Field Office, 3100 H Street, Baker City, OR

97814 or submitted online to: BLM_OR_BK_Mail@blm.gov. Please include "Comments on Don J PoO" in the subject line of your email so it will be forwarded properly within the field office.

To be considered, your comments must be received in this office by close of business on January 9, 2019. If you would like to receive a hard copy or require further information, please call 541-523-1256.

Legal No. 00056822
Published: December 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

IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR THE COUNTY OF UNION (Probate Department)

In the Matter of the Estate of SHERWOOD LEE SIMMONS, Deceased.
Case No. 18PB01100

NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned personal representative at 808 Adams Avenue, PO Box 967, La Grande, Oregon, 97850, 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, Wyatt S. Baum, Baum Smith LLC, 808 Adams Avenue, PO Box 967, La Grande, OR 97850.

PERSONAL REPRESENTATIVE:
Troy Simmons
66962 End Road
Summerville, OR 97876
Phone: (541) 786-5067

LAWYER FOR PERSONAL REPRESENTATIVE:
Wyatt S. Baum, OSB No. 111773
Baum Smith, LLC
808 ADAMS AVE
PO Box 967
La Grande, OR 97850
Phone: (541) 963-3104
Fax: (541) 963-9254
email:
office@baumsmith.com

Published: December 10, 17, 24, 2018
Legal No. 00056823

LOOKING FOR

A GOOD RETURN?

Why not use this directory to inform people of your business?

HOROSCOPES by Stella Wilder

TUESDAY, DECEMBER 11, 2018

YOUR BIRTHDAY by Stella Wilder

Born today, you have a great deal of charisma, and you can often progress simply on the strength of your personality. This doesn't mean that you do not have to work your way through life's labyrinth; on the contrary, you will have much work to do -- but the opportunities that arise for you are those that are secured because of who you are, not what you say or do. At your best, you are inspired and driven, compelled to do your best in any given situation. You are both thoughtful and highly emotional.

WEDNESDAY, DECEMBER 12

SAGITTARIUS (Nov. 22-Dec. 21)

Though you have no intention of turning your back on someone in need, you may not be able to help today. The time will come soon.

CAPRICORN (Dec. 22-Jan. 19)

You may have to look more closely at what those on the other side are doing today in order to

determine your best course of action.

AQUARIUS (Jan. 20-Feb. 18)

The clock is ticking, and you have much to do before the alarm sounds. Be sure to delegate -- but keep tabs on those working with and for you.

PISCES (Feb. 19-March 20)

You may have to engage in something of a power play today if you want to remain in your current position -- one that favors your efforts.

ARIES (March 21-April 19)

A threat looms, but you can minimize it by doing precisely what comes naturally to you. A friend or partner is there to back you up.

TAURUS (April 20-May 20)

You're sure to conflict with someone whose attitude and outlook are very different from your own -- but this fight isn't going to last long.

GEMINI (May 21-June 20)

Your behavior today may confuse those who know you best, as it doesn't seem to be in line with your current ambitions. You have a secret.

CANCER (June 21-July 22)

You must guard against overindulgence today, as there

is certainly such a thing as too much. You

know where the line is; observe it!

LEO (July 23-Aug. 22)

You can turn fantasy into reality today -- but you must take care that a certain someone isn't put in any kind of compromising position.

VIRGO (Aug. 23-Sept. 22)

Overcomplicating things at this juncture will only serve to set you back, and you may not be able to make up the time. Keep it simple today!

LIBRA (Sept. 23-Oct. 22)

Your intentions are pure, but your methods may be suspect; they're likely to be subject to scrutiny by one who has followed your progress.

SCORPIO (Oct. 23-Nov. 21)

You will want to remind yourself more than once today to stay on course and avoid the kinds of distractions that might cause serious delays.

(EDITOR'S: For editorial questions, please contact Gillian T. at gilliant@starmaster.com.)

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1130 Walnut St., Kansas City, MO 64106, 800-251-6734

TUESDAY, DECEMBER 11, 2018

CROSSWORD PUZZLER

ACROSS

- 1 Chinese restaurant staple
- 4 Aspirin targets
- 9 Mercedes rival
- 12 Elec. unit
- 13 Pickpocket
- 14 Vanity
- 15 Roast beef au —
- 16 Long walk
- 17 Reputation
- 18 Rubber-stamps
- 20 Three-toed sloth
- 21 Compass pt.
- 23 Email senders
- 24 Fancy
- 28 Electrical unit
- 30 Sign
- 32 Harness part
- 34 Part of LAX
- 35 Positive
- 36 Versatile (hyph.)
- 39 Curved line

DOWN

- 40 Pasture entrances
- 41 Break-dance music
- 43 Where it's —
- 44 Extra work, briefly
- 45 Wall climbers
- 47 Gas for a sign
- 50 Comedian — King
- 51 Touch lightly
- 54 Each and every
- 55 Cause
- 56 Emma in "The Avengers"
- 57 So long!
- 58 Rash
- 59 Pen brand

Answer to Previous Puzzle

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

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- 6 Gets a move on
- 7 Startled cry
- 8 W. Coast metropolis
- 9 Lillie or Arthur
- 10 Universal rival
- 11 Trial and tribulation
- 17 Helsinki natives
- 19 GI duty
- 20 Jackie's tycoon
- 21 Performance averages
- 22 Edible grain
- 24 Quick to see
- 25 Water, in Tijuana
- 26 Land, to Caesar
- 27 Construct
- 29 Kind of series
- 31 Mr. Serling
- 33 Parachute material
- 37 Perm follow-up
- 38 Exquisite
- 42 HS class
- 45 Seine aits
- 46 Ticket half
- 47 Grab
- 48 England's Isle of —
- 49 Flamenco shout
- 50 Turkish honorific
- 52 Yvette's date
- 53 Felt boot
- 55 Sigh of delight

