

840 Miscellaneous

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111 Baker County Legal Notices

STORAGE UNIT AUCTION
ABC Storesall, Inc.
41298 Chico Lane
Baker City, OR 97814
Auction on Saturday
December 14, 2019 at 10 a.m.

Description of Property:
Household, personal items, and misc.
Property Owner:
Moriah Smith
Amount Due: \$140
Unit #: D08

Foreclosure under ORS
87.669-87.69

Legal No. 158892
Published: December 13, 2019

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111 Baker County Legal Notices**111 Baker County Legal Notices****PUBLIC NOTICE**

The Baker County Board of Commissioners will hold an Executive Session per ORS 192.660(2)(a): To consider the employment of an employee on **Wednesday, December 18, 2019 beginning at 8:00 a.m.** at the Baker County Courthouse located at 1995 Third Street, Baker City, Oregon 97814. The Commissioners will return to Regular Session following Executive Session at 9:00 a.m. A complete agenda is available on the County's website at www.bakercounty.org. 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: 541-523-8201).

Legal No. 159966
Published: December 13, 2019

Whether you're looking for a job or looking for a change, there's a paycheck out there with your name on it. Find it with the help of The Observer Classifieds!

111 Baker County Legal Notices**Notice of Permit Amendment T12618**

T-12618 filed by Doug and Elsie Newman, 14386 Muddy Creek Lane, Haines, OR 97833 and Brent Stumbaugh, PO Box 223, Haines, OR, 97833, propose additional points of appropriation under Permit G-13738. The permit allows the use of 4.50 cubic feet per second, from three wells in Sects. 26 and 27, T7S, R38E, WM for supplemental irrigation in Sects. 23, 26, and 27, T7S, R38E, WM. The applicants propose additional points of appropriation in Sects. 23 and 27, T7S, R38E, WM. The Water Resources Department has concluded that the proposed permit amendment appears to be consistent with the requirements of ORS 537.11. The last date of newspaper publication is December 13, 2019.

Legal No. 157710
Published: December 6, 13, 2019

When the search is serious - go to the classified ads. There's a variety to choose from in our paper.

TRUSTEE'S NOTICE OF SALE

REFERENCE IS MADE to that certain Deed of Trust (the "Trust Deed") recorded on December 11, 2008 as Document No. B08510026 in the records of Baker County, Oregon by and among LA ROSE, LLC as the Grantor, Elkhorn Title Company as the Trustee and Community Bank, a banking corporation, as the Beneficiary covering the real property situated in said county and state legally described as:

Lot 5 and the North 12 inches of Lot 4, all in Block 6, UNITED STATES TOWNSITE OF BAKER CITY, according to the official plat thereof, in Baker City, County of Baker and State of Oregon

Property address: 2005 Washington Ave., Baker City, Oregon 97814.

The undersigned successor trustee, Bennett H. Goldstein, hereby certifies that (i) no assignments of the Trust Deed by the trustee or the beneficiary and no appointments of successor trustee have been made, except as recorded in the official records of the county or counties in which the above-referenced real property is situated, and including specifically the appointment of Bennett H. Goldstein, attorney, as successor trustee, and (ii) no action has been commenced or is pending to recover the debt or any part of it now remaining which is secured by the Trust Deed.

The beneficiary has elected to sell the real property described above to satisfy the obligations secured by the Trust Deed. Pursuant to ORS 86.752(3), a Notice of Default and Election to Sell was recorded on September 9, 2019 in the records of Baker County, Oregon as Document No. B19360070.

There are presently one or more defaults by the grantor owing an obligation, the performance of which is secured by the Trust Deed, with respect to provisions in the Trust Deed which authorize sale in the event of default under such provisions. The default for which foreclosure is made is grantor's failure to pay the sum due at the maturity date of August 25, 2019 under a promissory note of December 10, 2008 in the original principal sum of \$525,690.00 between grantor as debtor and beneficiary as creditor.

By reason of such defaults, the beneficiary has declared and hereby does declare all sums owing on the obligations secured by the Trust Deed immediately due and payable. Such sums are as follows:

Principal:	\$ 478,425.07
Interest to 08/30/19:	\$ 18,673.28
Late charges through 08/30/19:	\$ 2,197.85
Foreclosure guarantee:	\$ 1,174.00
Other charges:	\$ 3,280.00
Per diem interest from and after 08/30/19:	\$ 239.21254

Attorneys' fees, costs and other sums necessary to protect beneficiary's interests as provided by law and contract.

The beneficiary, by reason of the foregoing defaults, has elected to, and hereby does elect, to foreclose the Trust Deed by advertisement and sale pursuant to ORS 86.705 to 86.815, and to cause to be sold at public auction to the highest bidder for cash the interest in the above-described real property which grantor had, or had the power to convey, at the time of the execution by the grantor of the Trust Deed, together with any interest grantor, or grantor's successor in interest, acquired after the execution of the Trust Deed, to satisfy the obligations secured by the Trust Deed and the expenses of the sale, including the compensation due to the successor trustee as provided by law, and the reasonable fees of the attorneys for the successor trustee.

WHEREFORE, notice is hereby given that the undersigned successor trustee will on **January 29, 2020, at the hour of 11:00 a.m.**, in accordance with the standard of time established by ORS 187.110, on the front steps of the Baker County Courthouse, 1995 3rd Street, in the City of Baker City, County of Baker, State of Oregon, sell at public auction to the highest bidder for cash the interest in the above-described real property which grantor had, or had the power to convey, at the time of the execution by the grantor of the Trust Deed, together with any interest grantor, or grantor's successor in interest, acquired after the execution of the Trust Deed, to satisfy the obligations secured by the Trust Deed and the expenses of the sale, including the compensation due to the successor trustee as provided by law, and the reasonable fees of the attorneys for the successor trustee.

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 either by personal delivery to the trustee's physical offices at 1132 SW 19th Avenue, No. 106, Portland, OR 97205 or by first class, certified mail, return receipt requested, addressed to the trustee's address set forth in this notice. 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.

NOTICE IS FURTHER GIVEN, pursuant to ORS 86.786, that not later than 15 days before the date of a sale of property set forth in the notice of sale under ORS 86.771, the grantor, an occupant, a holder of a junior lien or any other person interested in bidding at the sale may send a written request to the trustee requesting that the trustee provide a written statement of information as described in ORS 86.789. The written request shall be sent to the trustee at 1132 SW 19th Ave., No. 106, Portland, Oregon 97205 by: (a) certified mail, return receipt requested; or (b) personal delivery. The written request shall include a mailing address, a facsimile number or an electronic mail address to which the trustee shall send the written statement of information. The trustee is not required to respond to a written request that does not include an address, facsimile number or electronic mail address described above. Upon receiving the written request the trustee shall send the written statement of information to the address, facsimile number or electronic mail address provided in the written request at least seven days prior to the date of the sale. If the person requesting the written statement of information provided a mailing address, the trustee shall send the written statement of information by certified mail, return receipt requested and by first class mail.

NOTICE IS FURTHER GIVEN that any person named in ORS 86.778 has the right, at any time prior to five (5) days before the date last set for the sale, to have the foreclosure proceeding terminated and the Trust Deed reinstated by payment to the beneficiary of the entire amount then due, other than such portion of the principal as would not then be due had no default occurred, and by curing any other default described herein if such default is capable of cure by tendering the performance required under the Trust Deed and the obligation secured by the Trust Deed, plus payment of all costs and expenses actually incurred in enforcing the Trust Deed and the obligation it secures and all fees of the successor trustee and of attorneys as provided by ORS 86.778. Requests from persons named in ORS 86.778 for reinstatement quotes received less than six days prior to the date set for the trustee's sale will be honored only at the discretion of the beneficiary or if required by the terms of the loan documents.

In construing this notice, 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.

Other than as shown of record, neither the beneficiary nor the successor trustee has any actual notice of (i) any person having or claiming to have any lien upon or interest in the real property described herein subsequent to the interest of the trustee, the grantor, or any successor in interest to either of them, or (ii) any lessee or person, other than grantor, in possession of or occupying the real 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.

Date: September 10, 2019.

/s/ Bennett H. Goldstein

Bennett H. Goldstein, Successor Trustee

STATE OF OREGON)
County of Multnomah) ss.

The undersigned hereby certifies that he is the successor trustee named above and that the foregoing is a duplicate original of the Trustee's Notice of Sale.

/s/ Bennett H. Goldstein

Bennett H. Goldstein, Successor Trustee

Direct inquires to:

Bennett H. Goldstein, Successor Trustee
1132 SW 19th Ave., No. 106
Portland, Oregon 97205
Email: bhgolddatty@comcast.net
Telephone: (503) 294-0940
Telecopy: (503) 294-7918

Legal No. 145939 Published: December 6, 13, 20, 27, 2019

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

FINANCE OF AMERICA REVERSE LLC	Case No. 19CV43796
Plaintiff v.	SUMMONS
THE ESTATE OF WILLIAM BISHOP; THE UNKNOWN HEIRS, DEVISEES, AND ASSIGNEES OF WILLIAM BISHOP; KATHLEEN OWENS; ANGELA COOPER; SUSAN ELLIS; MICHAEL DENNING; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; DISCOVER BANK; CACH LLC; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 2300 CHESTNUT STREET, BAKER CITY, OR 97814	
Defendants	

TO DEFENDANTS: THE ESTATE OF WILLIAM BISHOP; THE UNKNOWN HEIRS, DEVISEES, AND ASSIGNEES OF WILLIAM BISHOP AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 2300 CHESTNUT STREET, BAKER CITY, OR 97814

IN THE NAME OF THE STATE OF OREGON: You are hereby required to appear and defend the action filed against you in the above-entitled cause within 30 days from the date of service of this Summons upon you; and if you fail to appear and defend, for want thereof, the Plaintiff will apply to the court for the relief demanded therein.

Dated: December 9, 2019

ALDRIDGE PITE, LLP

By: /s/ Sarah M. Mathenia
Sarah M. Mathenia, OSB #120681
(858) 750-7600
(503) 222-2260 (Facsimile)
orecourtnotices@aldridgepite.com
111 SW Columbia Street, Suite 950
Portland, OR 97201
Of Attorneys for Plaintiff

NOTICE TO DEFENDANT/DEFENDANTS 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 (or 60 days for Defendant United States or State of Oregon Department of Revenue) 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.oregon-statebar.org or by calling (503) 684-3763 (in the Portland metropolitan area) or toll-free elsewhere in Oregon at (800) 452-7636.

NOTICE TO ANY VETERAN OF THE ARMED FORCES

If you are a veteran of the armed forces, assistance may be available from a county veterans' service officer or community action agency. Contact information for a local county veterans' service officer and community action agency may be obtained by calling a 2-1-1 information service.

Legal No. 159435

Published: December 13, 20, 27, 2019 January 3, 2020

111 Baker County Legal Notices**111 Baker County Legal Notices****111 Baker County Legal Notices**

TRUSTEE'S NOTICE OF SALE T.S. No.: OR-19-861873-RM Order No.: 8755613 Reference is made to that certain deed made by, **JUDITH K. CHURCHILL, AN UNMARRIED WOMAN** as Grantor to **CHICAGO TITLE OF OREGON**, as trustee, in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS NOMINEE FOR **URBAN FINANCIAL GROUP, ITS SUCCESSORS AND ASSIGNS**, as Beneficiary, dated **10/1/2010**, recorded **10/6/2010**, in official records of BAKER County, Oregon in book/reel/volume No. fee/file/instrument/microfilm/reception number **10400215B** and subsequently assigned or transferred by operation of law to **Reverse Mortgage Solutions, Inc.** covering the following described real property situated in said County, and State, **APN: 501 09S4017AD18000 1926 LOT 3, BLOCK "P", FATHER DEROO'S ADDITION TO BAKER CITY, IN BAKER CITY, COUNTY OF BAKER AND STATE OF OREGON**; Commonly known as: **2619 3RD STREET, BAKER CITY, OR 97814** 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. The default for which the foreclosure is made is the grantors: **BORROWER(S) HAVE DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF AT LEAST ONE SURVIVING BORROWER AND, AS A RESULT, ALL SUMS DUE UNDER THE NOTE HAVE BECOME DUE AND PAYABLE.** By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: the sum of **\$32,632.27** together with interest thereon at the rate of 5.5600 per annum; plus all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust. Whereof, notice hereby is given that **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, the undersigned trustee will on **3/23/2020** 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 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 (if applicable) 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 the sale date. **For Sale Information Call:** 916-939-0772 or Login to: www.nationwideposting.com In construing 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" 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 there are any irregularities are discovered within 10 days of the date of this sale, that 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 Beneficiary's Agent, or 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's 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 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. **TS No: OR-19-861873-RM Dated: 11/13/2019 Quality Loan Service Corporation of Washington, as Trustee Signature By: Maria Montana, Assistant Secretary** Trustee's Mailing Address: Quality Loan Service Corp. of Washington 108 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 Trustee's Physical Address: Quality Loan Service Corp. of Washington 108 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 IDSPub #0158311 12/13/2019 12/20/2019 12/27/2019 1/3/2020

Legal No. 154573

Published: December 13, 20, 27, 2019; January 3, 2020