

HOROSCOPES by Stella Wilder

FRIDAY, DECEMBER 20, 2019

YOUR BIRTHDAY by Stella Wilder

Born today, you are compelled to explore as much as you can of the world around you, and this will lead you into one new adventure after another, in all sorts of places, with all different types of people. Especially when young you may seem to others to be a little too footloose and fancy-free, but when you are older, all of that experience you have tucked away will begin to bear fruit as you apply everything you have learned through the years to the endeavor you ultimately choose as a career.

SATURDAY, DECEMBER 21

SAGITTARIUS (Nov. 22-Dec. 21) -- A creative endeavor is at risk of going a little haywire today if you're not willing to draw the line and establish a code of behavior.

CAPRICORN (Dec. 22-Jan. 19) -- You can impress someone with your overall understanding of a difficult situation -- but that doesn't guarantee your coming up with a

solution.

AQUARIUS (Jan. 20-Feb. 18) -- Your interpretation of an unexpected situation sends ripples among those who know you best. Communication is the key to getting this sorted out.

PISCES (Feb. 19-March 20) -- While some gravitate toward you today, others are likely to move away from you for reasons that you don't understand at first.

ARIES (March 21-April 19) -- It's essential today that you present yourself and your ideas in the best possible light. Be ready to go in case you're given the go-ahead.

TAURUS (April 20-May 20) -- You'll want to get as much as possible done quickly, as you have one or two personal issues that will surely take up time late in the day.

GEMINI (May 21-June 20) -- A friend has been trying for some time to come up with a solution to a stubborn problem, but today you get to the heart of the matter right away.

CANCER (June 21-July 22) -- Your inner

power will be on display at certain moments today, and you mustn't hold back. It's important for others to see you take command.

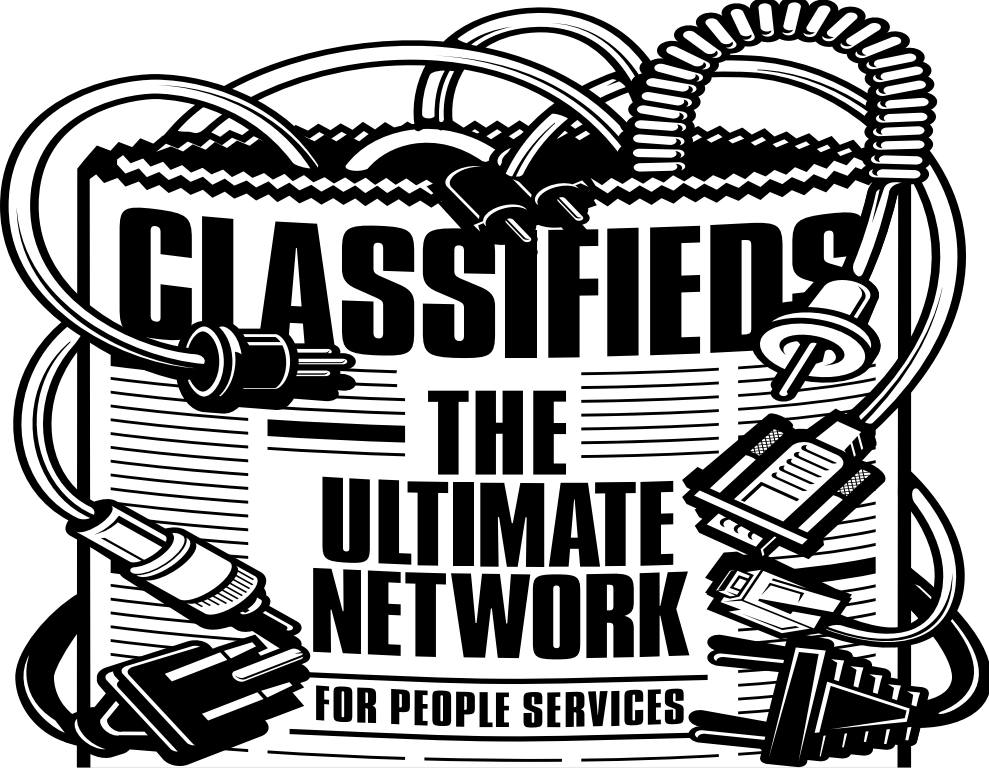
LEO (July 23-Aug. 22) -- You've had a tendency lately to take things far too personally, but today you must be objective if you're going to remain competitive.

VIRGO (Aug. 23-Sept. 22) -- You're likely to receive a "hint" of sorts at just the right time. What happens after that takes you and your allies very much by surprise.

LIBRA (Sept. 23-Oct. 22) -- You're struggling to find the "right" thing to do in your situation. Let go of preconceptions and the answer will come before you know it.

SCORPIO (Oct. 23-Nov. 21) -- While others may be trying to throw their weight around today, you can get better results by being kind, gentle, subtle and persuasive.

(EDITORS: For editorial questions, please contact Hallee Wiesting at hweeting@observer.com.)
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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

TRUSTEE'S NOTICE OF SALE

REFERENCE IS MADE to that certain Deed of Trust (the "Trust Deed") recorded on March 26, 2015 as Document No. B15120265 in the records of Baker County, Oregon by and among Larry Abell and Rosemary Abell, husband and wife, as tenants by the entirety, 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 6, 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: 2031, 2029, 2021, 2019 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. B19360075.

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 the failure of LA ROSE, LLC 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 LA ROSE, LLC as debtor and beneficiary as creditor, which obligation is secured by the Trust Deed.

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:	\$ 423.00
Other charges:	\$ 3,280.00

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

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WHEREFORE, notice is hereby given that the undersigned successor trustee will on **January 29, 2020, at the hour of 11:15 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.

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/s/ Bennett H. Goldstein

Bennett H. Goldstein, Successor Trustee

STATE OF OREGON)
County of Multnomah) ss.

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/s/ Bennett H. Goldstein

Bennett H. Goldstein, Successor Trustee

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