

111 Baker County Legal Notices

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NOTICE OF SHERIFF'S SALE

On January 28, 2020, at the hour of 9:00 a.m. at the Baker County Court house, 1995 Third Street, Baker City, Oregon, the defendant's interest will be sold, subject to redemption, in the real property commonly known as: 3210 Court Street, Baker City, Oregon 97814. The court case number is 19CV14003, where NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, is plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF MADGE L. BERN AKA MADGE BERN; THE UNKNOWN HEIRS AND DEVISEES ROBERT J. BERN, SR AKA ROBERT J. BERN; DAVID P. HAMILTON; SANDY ROBISON; CELIA LINDLEY AKA CELIA C. LINDLEY; SARAH PLUNKETT; STATE OF OREGON; UNITED STATES OF AMERICA; OCCUPANTS OF THE PROPERTY, is defendant. The sale is a public auction to the highest bidder for cash or cashier's check, in hand, made out to Baker County Sheriff's Office. For more information on this sale go to: www.oregonsheriffs.com/sales.htm

Legal No. 160168
Published: December 20, 27, January 3, 10, 2019

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

In the Matter of the Estate of: **EARL F. WELLS**, Deceased.
Case No.: 19PB09644

NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that **Cheryl K. Wells**, has been appointed Personal Representative of the Estate of **Earl F. Wells**, Union County Circuit Court Case Number 19PB09644. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned Representative at the office of Cory Larvik, Attorney, 2202 Cove Ave., Ste A, La Grande OR 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, or the Personal Representative, by contacting Cory Larvik, Attorney, 2202 Cove Ave., Ste A, La Grande OR 97850.

Published: December 27, 2019, January 3, 10, 2020
Legal No. 163121

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Baker City Herald
541-523-3673

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541-963-3161

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TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Deed of Trust made by MELANIE A. HARSHMAN, as Grantor, to the Rural Housing Service or its successor agency, as the Trustee, in favor of the United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture, as Beneficiary, dated December 18, 2009, recorded December 18, 2009, as Document No. 09510047, Records of Baker County Oregon, covering the following described real property situated in Baker County, OR, to-wit:

Lot 1, Block 2, BRATTAIN & MCCOMA'S ADDITION TO BAKER CITY, according to the official plat thereof, in Baker City, County of Baker and State of Oregon.
ALSO that portion of College Street adjoining said Lot 1 on the East which was vacated by Ordinance No. 1905, a certified copy of which was recorded July 14, 1924, in Book 102, at Page 283, Baker County Deed Records.
Commonly referred to as 2605 College Street, Baker City OR 97814.
Alan N. Stewart of Merrill O'Sullivan, LLP, 805 SW Industrial Way, Suite 5, Bend OR 97702, was appointed Successor Trustee by the Beneficiary on September 25, 2019.

Both the Beneficiary and Trustee have elected to sell the said real property to satisfy the obligations secured by said Deed of Trust and a Notice of Default has been recorded pursuant to Oregon Revised Statutes 86.752(3); the default for which the foreclosure is made is Grantor's failure to pay when due the following sums:

As of September 30, 2019, pursuant to a Promissory Note dated December 18, 2009, the total amount of \$10,803.20, plus late charges in the amount of \$55.12 and fees due in the amount of \$1,500.73, for a total delinquency of \$12,359.05.
By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the Deed of Trust immediately due and payable, those sums being the following, to-wit:

As of September 30, 2019, unpaid principal in the amount of \$100,787.47, accrued interest in the amount of \$7,551.80, subsidy recapture in the amount of \$24,112.47, assessed fees in the amount of \$1,494.66, and interest on fees in the amount of \$26.95, for a total amount of \$133,973.35, plus interest continuing to accrue at the rate of \$13.4613 per day, including daily interest on fees at the rate of \$0.1996, until paid, plus any unpaid property taxes, attorney's fees, foreclosure costs, and sums advanced by the beneficiary pursuant to the terms of said Deed of Trust.

WHEREFORE, notice is hereby given that the undersigned Trustee will on March 18, 2019, at the hour of 11:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at the following place: on the front steps of the Baker County Courthouse, located at 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 said described real property which the Grantor has or had power to convey at the time of the execution by Grantor of the said Deed of Trust, together with any interest which the 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 ORS 86.778 has the right, at any time prior to five (5) days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Deed of Trust reinstated by payment to the Beneficiary of the entire amount then due (other than such portion of the principal and interest as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or Deed of Trust, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and Deed of Trust, together with Trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.778.

In accordance with the Fair Debt Collection Practices Act, this is an attempt to collect a debt, and any information obtained will be used for that purpose. This communication is from a debt collector. 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.

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 Deed of Trust, and the words "Trustee" and "Beneficiary" include its respective successors in interest, if any.
DATED: October 15, 2019.

ALAN N. STEWART, Successor Trustee
Merrill O'Sullivan, LLP
805 SW Industrial Way, Suite 5
Bend, OR 97702
Telephone: 541-389-1770

Legal No. 158133

Published: December 6, 13, 20, 27, 2019

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FRIDAY, DECEMBER 27, 2019

CROSSWORD PUZZLER

ACROSS

1 Mr. Gibson of "Braveheart"

4 Frond

8 Norwegian capital

12 Unreturnable serve

13 Turkish official

14 Dog nail

15 D.C. tax agency

16 Mushroom

18 Kind of door

20 Chitchats

21 Midwest st.

23 Dune buggy kin

24 Win

27 Teacup part

29 Sharpen

33 Wis. neighbor

34 American humorist

35 Cartoon mice — and Meek

36 Poet's contraction

38 Woosnam of golf

39 Descartes or Coty

40 Time period

42 Winter sports item

44 Golden Fleece ship

46 Students take them in class

50 Popular pasta

54 Fiesta shout

55 Three oceans touch it

56 Capricorn symbol

57 Strike out

58 Decorated tinware

59 Exercise rooms

60 Et, for Hans

DOWN

1 Mansion staffer

2 Beige

3 For fear that

4 Woodworking tool

5 Vanity

6 Detective's cry

7 Brief craze

8 Pianist's span

9 Messy person

10 Cambodia neighbor

11 Night hunter

17 Top NCO

19 Blitzler's channel

22 Gray matter

23 Grace enders

24 Cotton seeder

25 Tattern fader

26 Percent ending

28 Spud st.

30 "Gidget" actress

31 Army off.

32 Use sparingly

37 Jamaican music

39 — de Janeiro

41 "Awesome!"

43 Makes a sweater

44 Lhasa —

45 Commuter line

47 Meat substitute

48 Enthusiastic liveliness

49 Thrill

50 Took a load off

51 Turtle-to-be

52 Fiddle idly

53 Woolen cap

Answer to Previous Puzzle

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

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1	2	3		4	5	6	7		8	9	10	11
12				13					14			
15				16					17			
18				19					20			
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36				37		38				39		
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	44	45						46		47	48	49
50					51	52	53			54		
55					56					57		
58					59					60		

IN THE BOARD OF COUNTY COMMISSIONERS OF THE STATE OF OREGON FOR THE COUNTY OF BAKER

IN THE MATTER OF)
AN ORDER DIRECTING THE BAKER)
COUNTY SHERIFF TO MAKE SALE)
OF COUNTY PROPERTY; FIXING)
THE MINIMUM PRICE AND PROVIDNG)
A PORTION OF THE CONDITIONS)
AND TERMS OF SALE)

ORDER NO. 2019-158

WHEREAS, the County governing body may sell, exchange or lease lands acquired through foreclosure of delinquent tax liens pursuant to ORS 275.090; and

WHEREAS, the Baker County Board of Commissioners finds that certain properties acquired through foreclosure of delinquent tax liens are owned by the County and not in use for County purposes; and

WHEREAS, the Baker County Board of Commissioners find that the sale of such properties to be in the best interest of the County; and

NOW, THEREFORE, the Baker County Board of Commissioners ORDERS the following:

Section A. The Baker County Sheriff is directed to make sale of the County property identified in Section B in accordance with ORS Chapter 275.

Section B.

Reference #	Description	Back Taxes and Estimated County Expenses	Real Market Value from Tax Roll	Minimum Bid
13765	09S4020BD Tax Lot # 2900 Approx. 1.59 acres across from the golf course, N. of Indiana St.	Back Taxes, Interest & Fees: \$2,289.57 Est. Expenses: \$500.00 TOTAL: \$2,789.57	LAND: \$18,470 STRUCTURE: \$0 TOTAL: \$18,470	\$3,000

Section C. The following conditions and terms of sale are required for the property being sold:

1. Each purchaser will be issued a Bargain & Sale Deed, recorded at the expense of the purchaser. The purchaser will receive only such interest in the property as is owned by the County. The County makes no warranty or guaranty regarding liens or encumbrances. Any title or lien search is the sole responsibility of the purchaser.

2. Cash or Cashier's Check payment of property shall be made within 15 business days of the date of purchase.

Section D. Sale of listed property shall take place on Tuesday, February 11, 2020 at 10:00 a.m. on the steps of the Baker County Courthouse, 1995 Third Street, Baker City, Oregon.

Done and Dated this 18th day of December, 2019.

BAKER COUNTY BOARD OF COMMISSIONERS

William "Bill" Harvey, Commission Chair

Mark E. Bennett, Commissioner

Bruce A. Nichols, Commissioner

Legal No. 161518

Published: December 20, 27, 2019, January 3, 10, 2020