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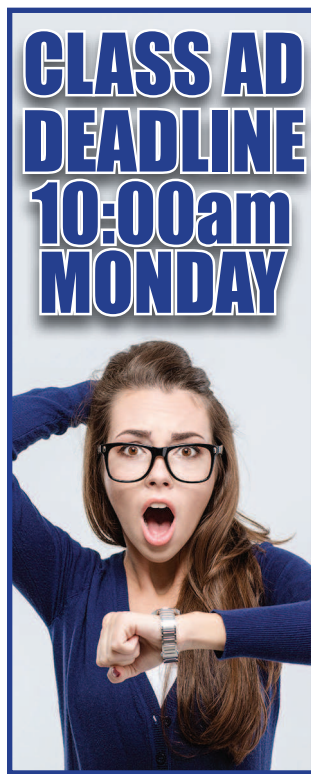
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**HELP WANTED?**

**Post your employment opportunities in the Wallowa County Chieftain Classified pages.**

**Call 541-426-4567**

### 101 Legal Notices

#### PUBLIC NOTICE

The Troy School Board will meet for their Regular Meeting on Tuesday, February 12, 2019 at 4:00 pm at the Troy School House. A copy of the agenda may be seen at the Wallowa Education Service District administrative office at 107 SW First Street #105 in Enterprise.

### 101 Legal Notices

#### NOTICE OF PUBLIC HEARING

The City of Enterprise Planning Commission will hold a Public Hearing on Tuesday, February 19, 2019 at 7:00PM. IOOF #153, has requested long term use of public right-of-way for the purposes of installing a handicap ramp. The subject location is in a C-1 Zone, Map #02S44E02AA, Tax Lot #1100. Application is available to review at Enterprise City Hall. Meeting will be held at the Abundant Life Assembly located at 207 E. Main St., Enterprise, OR.

Cathy Fish,  
Enterprise Planning Commission

### 101 Legal Notices

#### PUBLIC NOTICE

#### PURSUANT TO ORS CHAPTER 819

Notice is hereby given that the following vehicle will be sold, for cash to the highest bidder, on 2/14/2019. The sale will be held at 10:00am by

MIKES GARAGE  
503 N MAIN JOSEPH, OR

2008 NISSAN TITAN PU VPN - 1N6AA07C28N327867  
Amount due on lien \$2735.00

Reputed owner(s) NORTON & PHINNEY LLC

### 101 Legal Notices

#### NOTICE OF SHERIFF'S SALE

On March 5th, 2019, at the hour of 1:00 p.m. at the Wallowa County Justice Center, 104 W. Greenwood St., Enterprise, OR 97828, the defendant's interest will be sold, subject to redemption, in the real property commonly known as: 306 Holmes St., Wallowa, OR 97885. The court case number is 16CV40254, where U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST AS ASSIGNED BY BANK OF AMERICA, N.A. is plaintiff, and SHARMALEE K KEEN; THEADORE W. KEEN; CAPITAL ONE HOME LOANS, LLC; 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 Wallowa County Sheriff's Office. For more information on this sale go to: <http://oregonsheriffs-sales.org/>

### 101 Legal Notices

#### PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, The Wallowa County Board of Commissioners will convene a hearing after their regular board meeting on Tuesday, February 19, 2019 starting at 10:00 am in the Thornton Conference Room of the Wallowa County Courthouse in Enterprise, Oregon to determine whether an election should be held regarding a petition approved by the Wallowa County Board of Commissioners and which withdraws the following described land from the Joseph Cemetery Maintenance District: in Township 2 South, Range 44 East of the Willamette Meridian, Section 21, except W½SW¼ and E½E½SW¼SE¼, and Section 22, except SE½SE¼. On or before the date of the above-described hearing, any registered elector of the Joseph Cemetery Maintenance District may file in the offices of the Wallowa County Board of Commissioners, located at 101 S. River Street, Enterprise, Oregon, a request for an election, which must be in writing, identify the requestor, provide the requestor's contact information, and clearly state that a request is being made for an election to determine whether the above-described territory should be withdrawn from the Joseph Cemetery Maintenance District. Such written requests for an election may also be submitted at the time and place of the above-described hearing. If fewer than 15% of the registered voters of the Joseph Cemetery Maintenance District, or 100 such electors, whichever is less, request an election, then the Wallowa County Board of Commissioners will enter the already-approved order and declare the above-described land withdrawn from the Joseph Cemetery Maintenance District Meetings Hearings are open to the public. Those interested in attending are encouraged to do so. If you are in need of special accommodations please contact the WALLOWA COUNTY BOARD OF COMMISSIONERS OFFICE AT 426-4543, EXT. 130.

### 101 Legal Notices

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

In the Matter of the Estate of FRANCIS G. JONES

Deceased

Case no. 18PB07965

#### 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 in care of Paige Sully PC, 213 West Main Street, Enterprise Oregon 97828, 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 lawyers for the personal representative, Paige Sully P.C., 213 W. Main Street, Enterprise Oregon 97828. Dated and first published on February 6, 2019.

PERSONAL REPRESENTATIVE:  
Leslie-Ann Jones  
Post Office Box 30  
Enterprise OR 97828  
T 541-398-1058

LAWYER FOR PERSONAL REPRESENTATIVE:  
Paige Sully PC, OSB 051323  
213 W. Main St Enterprise OR 97828  
T 541-426-0535  
F 541-426-0248  
[psullylawoffice@eoni.com](mailto:psullylawoffice@eoni.com)

### 101 Legal Notices

### 101 Legal Notices

#### TRUSTEE'S NOTICE OF SALE

#### NOTICE OF DEFAULT AND ELECTION TO SELL

REFERENCE IS MADE to that certain Deed of Trust (the "Trust Deed") recorded on July 18, 2007 as Document No. 07-58087 in the records of Wallowa County, Oregon by and among Sam P. Russell, as the Grantor, Wallowa Title Company as the Trustee and Community Bank, a banking corporation, as the Beneficiary.

Property address: 303 E First Street, Joseph, Oregon 97846.

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 November 28, 2018 in the records of Wallowa County, Oregon as Document No. 2018-79228.

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 defaults for which foreclosure is made are grantor's failure to pay the installments due under a credit agreement of July 12, 2007 in the original principal sum of \$26,000.00 between grantor as debtor and beneficiary as creditor, specifically including without limitation the failure to make installment payments from and after October 1, 2018.

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:	\$ 24,644.61
Interest to 11/19/18	\$ 323.97
Late charges through 11/19/18:	\$ 20.54
Foreclosure guarantee:	\$ 200.00

Per diem interest from and after 11/19/18:	\$4.10
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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 86.795, 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 April 12, 2019, at the hour of 10:00 a.m., in accordance with the standard of time established by ORS 187.110, on the front steps of the Wallowa County Courthouse, 101 S. River Street, in the City of Enterprise, County of Wallowa, 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 86.753 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 86.753. 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: December 3, 2018.

/s/ Bennett H. Goldstein

Bennett H. Goldstein, Successor Trustee  
STATE OF OREGON ss.  
County of Multnomah

he 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: [bhgoldatty@comcast.net](mailto:bhgoldatty@comcast.net)  
Telephone: (503) 294-0940  
Telecopy: (503) 294-7918