

101 Legal Notices

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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	
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

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: bhgoldatdy@comcast.net
Telephone: (503) 294-0940
Telecopy: (503) 294-7918



Ellen Morris Bishop

Lorri Fischer's fourth and fifth grade class honoring storied OK Theatre over decades past.

OK THEATRE

Some high points in a storied 100-year history

By Ellen Morris Bishop
Wallowa County Chieftain

Enterprise's OK Theatre is 100 years old this year. Conceived and completed in 1918, the theatre's opening was delayed until Saturday, Jan. 25, 1919 by the threat of global influenza epidemic. The theatre began with silent films, that starred such legends as John Barrymore and Mary Pickford. "Talkies" appeared on the screen in 1929. The theatre closed, sold, and reopened several times, operating from 1933 to 1981 as the "Vista Theatre". Today, owned and operated by Darrell and Christi Brann, the newly refurbished OK is on the register of National Historic Places and offers live performances of both local and legendary musicians and bands.

- A. Hackbarth announces the construction of the theatre in July 1918. The theatre would feature a new concept in modern movie houses adapted from the East Coast: a sloping floor that would allow everyone in the theatre to have a good view of the screen. Other modern touches included five safety exits and steam heat. John Oberg, builder of the

Enterprise City Library, won the contract for carpentry construction and Samuel Haworth was hired for masonry work. Theatre seats were modern, and imported from Chicago.

- October 6, 1918: A. Hackbarth names the new theatre he is building on Main Street the "OK Theatre." J.A. Van Wie from Portland will be the manager. He arranges for adding mural decorations to the walls, which "will make the auditorium very bright and attractive."

- December 1918, Theatre is completed, but opening banned due to the influenza pandemic. The Chieftain reports that while waiting for the day they could open, manager Van Wie "...completed murals, finished the wiring and installed the chairs and the "picture machines".

- January 25, 1919: Brand new OK Theatre opens after 6 week delay due to influenza pandemic. Offers two silent movie shows daily at 7:15 and 9 PM, with admission 25 cents for adults and 15 cents for children. First movie: "The Law of the North" starring Charles Ray. The movie promises "dramatic action and thrills!" On

opening night, local physician Dr. Charles Ault instructs patrons to sit one or two seats apart to avoid spreading any remaining influenza pathogens.

- February 6, 1919: OK Theatre petitions to show movies on Sunday afternoon. City Council balks, seeking input and comments from public, then finally relents.

- In September 1929, the first talking movies debut at the OK Theatre with the R.K.O. picture "Street Girl." Shows to a sold-out audience. The "Music is reproduced beautifully and the spoken word can generally be distinguished," the Chieftain reported on Sept. 19.

- 1933: OK Theatre renamed the Vista Theatre. Continues as primarily a movie theatre.

- 1981: Russell Ford purchases theatre, restores its original name.

- March, 2003: OK Theatre gets new seats! Shabby old seats are replaced by comfortable modern ones, "complete with cup holders." Acoustical insulation is added to the walls, and covered by drapery retrieved from a bankrupt movie theater in Walla Walla

Joseph's own weather station

By Ellen Morris Bishop
Wallowa County Chieftain

If this winter has seemed colder than usual, you're right, according to Scott Hampton and his weather station in Joseph. Since he began keeping records in 1997, Hampton's lowest reading was -21.5 degrees on Feb. 26, 2011. But at 2:40 a.m. last Wednesday (Feb. 6), he recorded -17.4 degrees, with a wind-chill of -28 degrees F. Not quite a record, but close.

"Even though we had some really beautiful weather that spoiled us for awhile, it's turned cold recently," Hampton said. "And we had a pretty good stretch of cold weather in December. We had our below zero that we usually have in January back in December, and now we've got this cold weather snap. It's pretty rare that we have what we had on February 6: 17 below zero, and 28 below zero with wind chill." Hampton began track-

ing weather here in 1997. His work in the military and in wild land firefighting aroused an interest in tracking and understanding weather conditions. In 2001 he began sharing his local information through his website, Joseph Oregon Weather (www.josephoregonweather.com). The Pendleton NOAA station gets its data for Joseph from Hampton's weather station.

The site now includes pages on earthquakes, lunar phases, and local weather conditions at Enterprise, Lostine, Wallowa, Troy, Imnaha, and Salt Creek Summit. You'll find links to sites at Aneroid Lake and Mount Howard with daily updates on snowpack, and temperatures. There are graphs that depict Joseph temperatures, wind, and precipitation for the past 48 and 72 hours. In the summer, when thunderstorms loom, you can check the site's Lightning Strike page for lightning strike locations.

The video cameras are perhaps the most popular feature of Hampton's site. "I've had pilots tell me that they always checked my site, and especially the photos, when they were flying into Joseph," he said. The images update every minute, and Hampton strings them into a time-lapse look at daily weather. It's a great way to watch weather systems move across the upper valley.

What's his prediction for this winter? Pretty much in accord with the NRCS's sophisticated hydrologic models.

"Every winter's going to be a little different," Hampton said. "My feel for this year vs past years, is that we'll be below average on snow for the valley overall. In the mountains? A little below average for snowfall depths, but pretty much average on the moisture, maybe a little above."

Joseph Oregon Weather is at www.josephoregonweather.com

EDITOR'S CORRECTION

Correction: Last week's edition of the Wallowa County Chieftain ran an article from one of our syndicated publications that contained some factual misrepresentations that need

to be addressed. The article initially represented that the Oregon State Parks and the Confederated Tribes of the Umatilla Indian Reservation participated in the deal. We have since been

informed that the Nez Perce Tribe and the Confederated Colville Tribes also participated equally in the transaction and should not have been left out. We apologize for the misrepresentation.