

111 Baker County Legal Notices

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TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by GARY W. McCOSHUM and CASSIE HAMMAR, as grantors, to ANDREW G. MARTIN, Attorney at Law, whose address is P.O. Box 1026, Baker City, OR 97814, as successor trustee, in favor of PATSY L. YARBRO (by and through Reva M. Vrieswyk, Personal Representative for the Estate of Patsy L. Yarbros), as beneficiary, dated April 17, 2014, recorded on April 24, 2014 in the official records of Baker County, Oregon as Instrument 14160151 covering the following described real property located at 371 NE Climax St., Sumpter, Oregon 97877 situated in said county and state, to-wit:

Lots 9 and 10, Block 8, SUMPTER HEIGHTS McEWEN ADDITION TO THE TOWN OF SUMPTER, in the City of Sumpter, County of Baker and State of Oregon. (Account No. 5162)

TOGETHER WITH A 1984 Freedom/Skyline Manufactured Structure, Model No. KNLWD, Home ID No. 245644

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 of default has been recorded pursuant to ORS 86.752; the default for which the foreclosure is made is grantor's failure to pay when due the following sums: (a) the balance owing on the Promissory Note in the amount of \$89,500.00 plus interest that was due in full on April 24, 2017; (b) real property taxes for the 2017-2018 tax year in the amount of \$1,180.37 plus interest that becomes due prior to sale or cure; (c) real property taxes for the 2018-2019 year in the amount of \$1,223.33 plus interest that becomes due prior to sale or cure; (d) real property taxes for the 2019-20 in the amount of \$386.35 plus any future installments and interest that become due prior to sale or cure.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit:

Unpaid Principal: \$ 87,029.92
 Delinquent interest from 1/31/17 to 3/10/20: \$ 16,223.49
 TOTAL DUE: \$103,253.41 plus daily interest accrual at the rate of \$14.31 per diem from 3/11/20 until date of sale plus future advances as authorized by said trust deed and all taxes and foreclosure costs such as recording, publication and title fees incurred herein.

WHEREFORE, notice is hereby given that the undersigned trustee will on August 12, 2020, at the hour of 11:00 o'clock A.M., in accord with the standard of time established by ORS 187.110, at the office of Intermountain Law, 3370 10th Street, Ste. H, City of Baker City, County of Baker, State of Oregon, sell at public auction to the highest bidder for cash, certified check or money order the interest in the said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's 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 ORS 86.778 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed 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 complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all cost and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's fees and attorney's fees pursuant to ORS 86.778.

Without limiting the trustee's disclaimer of representation 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 trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: June 2, 2020.

Andrew G. Martin, Trustee
 PO Box 1026
 Baker City, OR 97814
 (541)523-6535

Legal No. 192232

Published: June 4, 11, 18, 25, 2020

PUBLICATION FOR: BAKER COUNTY, OREGON

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
 IN AND FOR THE COUNTY OF PIERCE
 JUVENILE DEPARTMENT

THE STATE OF WASHINGTON TO:

1. STEVEN PACE, legal father of KINSLEIGH CARTWRIGHT; DOB: 10/29/18; Cause No. 19-7-02132-6; A Termination Petition was filed 12/12/19, an Amended Petition was filed 3/11/20.

AND TO WHOM IT MAY CONCERN:

A Fact Finding hearing will be held on this matter on: July 7, 2020 at 8:45 a.m. at Pierce County Family and Juvenile Court, 5501 6th Avenue, Tacoma, WA 98406. Due to the COVID-19 pandemic, you may choose to appear for this hearing by phone. Please call (253) 798-8800 at the time indicated and use access code 3761290.

YOU SHOULD BE PRESENT AT THIS HEARING.

THE HEARING WILL DETERMINE IF YOUR PARENTAL RIGHTS TO YOUR CHILD ARE TERMINATED. IF YOU DO NOT APPEAR AT THE HEARING, THE COURT MAY ENTER AN ORDER IN YOUR ABSENCE TERMINATING YOUR PARENTAL RIGHTS. To request a copy of the Notice and Summons and Termination Petition, call DCYF at 1-800-423-6246. To view information about your rights in this proceeding, go to www.atg.wa.gov/TRM.aspx.

DATED this 28th day of May 2020.

By: MELINDA BRADLEY-KUMI
 Deputy County Clerk

Legal No. 190654

Published: May 28, June 4, 11, 2020

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TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by ANGELA OTA, as grantor, to ANDREW G. MARTIN, whose address is P.O. Box 1026, Baker City, OR 97814, as successor trustee, in favor of GARY K. HOLMAN and CELESTE HOLMAN, as beneficiaries, dated March 21, 2011, recorded March 25, 2011, in the official records of Baker County, Oregon as Instrument 11130121, covering the following described real property located at 1325 8th Street, Baker City, (Assessor's Acct. No. 16932) situated in said county and state, to-wit:

Lots 1 and 2, Block 16, MCCRAY'S ADDITION TO BAKER CITY, according to the official plat thereof, in Baker City, County of Baker and State of Oregon

ALSO the East half of the alley adjoining said Lots 1 and 2 on the West, as vacated by Ordinance No. 2823, a certified copy of which was recorded August 19, 1980 in Deed 80 34 064, Baker County Deed Records.

ALSO the North half of Grace Street adjoining said Lot 1 on the South, as vacated by Ordinance No. 3179, a certified copy of which was recorded May 23, 2001 in Deed 0121 0213, Baker County Deed Records.

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 of default has been recorded pursuant to ORS 86.752; the default for which the foreclosure is made is grantor's failure to pay when due the following sums: the balance owing on the Promissory Note in the amount of \$90,615.93 plus interest that was due in full on March 25, 2019.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit:

Unpaid principal: \$ 90,615.93
 Delinquent interest from 8/9/19 to 2/29/20: \$ 4,051.44
 Less Reserve Balance: (99.71)

TOTAL DUE \$ 94,567.66 plus daily interest accrual at the rate of \$19.86 per diem from 3/1/20 until date of sale plus future advances as authorized by said trust deed and all taxes and foreclosure costs such as recording, publication and title fees incurred herein.

WHEREFORE, notice is hereby given that the undersigned trustee will on July 29, 2020, at the hour of 11:00 o'clock A.M., in accord with the standard of time established by ORS 187.110, at Intermountain Law Office, 3370 10th Street, Ste. H, City of Baker City, County of Baker, State of Oregon, sell at public auction to the highest bidder for cash, certified check or money order the interest in the said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's 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 ORS 86.778 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed 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 complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all cost and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's fees and attorney's fees pursuant to ORS 86.778.

Without limiting the trustee's disclaimer of representation 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 trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: June 2, 2020.

Andrew G. Martin, OSB# 066100, Trustee
 PO Box 1026
 Baker City, OR 97814
 (541)523-6535

Legal No. 192213

Published: June 4, 11, 18, 25, 2020

THURSDAY, JUNE 4, 2020

CROSSWORD PUZZLER

- ACROSS**
- 1 Calculus
 - 5 French I verb
 - 9 Radio enthusiast
 - 12 In — of
 - 13 Legumes
 - 14 Yes, to Yvette
 - 15 Spill the beans
 - 16 "Et tu" time
 - 17 Badminton
 - 18 "Doctor Who" network
 - 20 Bird of prey
 - 22 Move furtively
 - 25 Swanky
 - 27 Nerve network
 - 28 "Rope-a-dope" boxer
 - 29 Frighten a fly
 - 33 Plumbing joint
 - 34 Mr. Holbrook
 - 35 Cry of distaste
 - 36 Too
 - 38 Naval off.
 - 39 Grassy shoulder
- DOWN**
- 1 White Sox org.
 - 2 Feel crummy
 - 3 Iced drink
 - 4 Space telescope
 - 5 Monumental
 - 6 Spread to dry
 - 7 "Norma —"
 - 8 Double curves
 - 9 Chinese warehouse
 - 10 "The Mammoth Hunters" author
 - 11 Plant parasite
 - 19 Vol.
 - 21 Happy sighs
 - 22 Young lady of Sp.
 - 23 Tip over
 - 24 Colorado tribe
 - 25 Backup strategy (2 wds.)
 - 26 Lubricates
 - 28 "Excuse me!"
 - 30 Colors
 - 31 Hideous giant
 - 32 Resistance units
 - 37 Fiesta cheer
 - 39 Horticultural art
 - 41 Nile dam
 - 42 Fielder's stat
 - 43 Humid
 - 44 Asian mountains
 - 45 Salamander
 - 46 Provided temporarily
 - 49 Irving or Lowell
 - 50 Actress — Wallace-Stone
 - 52 Humorist
 - 53 Summer cooler
 - 54 Ms. Dawber

Answer to Previous Puzzle

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

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36		37		38				39			
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55				56				57			
58				59				60			

HOROSCOPES by Stella Wilder

THURSDAY, JUNE 4, 2020

YOUR BIRTHDAY by Stella Wilder
 Born today, you are far more intuitive than many, and you are likely to depend on your guts to guide you when you have to make an important decision. This is quite often a good thing, for you are able to sense much about an issue prior to making any lasting decisions -- and that often gives you an advantage over those who merely think about things and assess them based upon their measurable values.

FRIDAY, JUNE 5
GEMINI (May 21-June 20) -- You can provide another with just the right balance of guidance and criticism today. Very soon it'll be your turn to be in the hot seat.
CANCER (June 21-July 22) -- While you wait for someone to catch up with you, other peripheral issues can be addressed. Don't allow yourself to get stuck today.
LEO (July 23-Aug. 22) -- You're able to work at lightning speed today, and others will have to work to accommodate you. You don't need anyone right now.
VIRGO (Aug. 23-Sept. 22) -- You're eager for someone to know just what you have done in support of his or her efforts -- but the timing may not be right just yet.
LIBRA (Sept. 23-Oct. 22) -- It'll be important for you to get in on the ground floor of a new project being promoted by someone who can do you an important favor.
SCORPIO (Oct. 23-Nov. 21) -- It may fall to you to correct someone who has no idea that he or she is running afoul of the rules. Know you only have so much time.
SAGITTARIUS (Nov. 22-Dec. 21) -- You may not be able to take part in a certain endeavor as you had planned, but from a distance, you can provide more than moral support.
CAPRICORN (Dec. 22-Jan. 19) -- Confusion is not something that will help your cause today, surely. You must be certain everyone understands what you are up to.
AQUARIUS (Jan. 20-Feb. 18) -- You may be approaching a problem from the wrong direction today; the sooner you make adjustments, the better. Heed another's warning.
PISCES (Feb. 19-March 20) -- You've got quite a list to get through today, and you don't want to have to be working long after others have called it a day. Get moving now!
ARIES (March 21-April 19) -- You can take a more intellectual approach to a problem that tends to work others into an emotional froth. Your way is the better way.
TAURUS (April 20-May 20) -- If you pass judgment on another today, you're opening yourself up for the same kind of judgment from others. That's really not the point, is it?

(EDITORS: For editorial questions, please contact Hellic Weirring at hweirring@amnews.com.)
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