

112 Union County Legal Notices

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

In the Matter of Adoption of
HALEY MAY BRIDGES,
Minor child.

Case #20AP00559

SUMMONS

TO: SHAWN LEE BRIDGES, JR

IN THE NAME OF THE STATE OF OREGON: You are hereby required to appear and defend the Adoption of Minor Child-Petition for Adoption and Change of Name filed in the above-entitled cause within thirty (30) days from the date of service of this Summons upon you (said date being the date of first publication of Summons). If you fail to appear and defend, the Petitioners will apply to the Court for the relief demanded in the Petition.

NOTICE TO RESPONDENT:
READ THESE PAPERS CAREFULLY!

You must “appear” in this case or the other side will win automatically. To “appear” you must file with the Court a legal paper called a “Motion” or “Answer”. The “Motion” or “Answer” must be given to the Court Clerk or Administrator within thirty (30) days along with the required filing fee. It must be in proper form and have proof of service on the Petitioners’ lawyer or, if the Petitioners do not have a lawyer, proof of service on the Petitioners.

If you have any questions you should see a lawyer immediately. If you need help finding a lawyer, you may call the Oregon State Bar’s Lawyer Referral Service at (503)684-3763 or toll-free in Oregon at (800)452-7636.

Dated: June 29, 2020

Charles H. Gillis,
OSB #101905
Attorney for the Petitioners
1306 Adams Ave.
La Grande, OR 97850
Ph: 541-963-2700
Fax: 541-963-2711

Published: July 9, 16, 23, 30, 2020
Legal No. 196896

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111 Baker County Legal Notices

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 PROVIDING A PORTION OF THE CONDITIONS AND TERMS OF SALE)) ORDER NO. 2020-134

•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
11070	33801 Bald Mt. Baker City, OR 97814 (Cabin Only)	Back Taxes, Interest, & Fees: \$996.32 Est. Expenses: \$636 Total: \$1,632.32	Land: \$0 Structure: \$25,730 Total: \$25, 730	\$1000

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

- Each purchaser will be issued a Quit Claim 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.
- 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 properties shall take place on Tuesday, August 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 24th day of June, 2020.

BAKER COUNTY BOARD OF COMMISSIONERS

William “Bill” Harvey, Commission Chair

Mark E. Bennett, Commissioner

Bruce A. Nichols, Commissioner

Published: July 9, 16, 23, 30, 2020

Legal No. 197612

HOROSCOPES by Stella Wilder

FRIDAY, JULY 24, 2020

YOUR BIRTHDAY by Stella Wilder

Born today, you are not always one to play by the rules, and when it comes to traditional roles -- especially those defined by gender -- you are likely to cast off any expectations or rules and go it alone into new territory that provides the kind of inspiration, excitement and confirmation of “self” that you are always looking for. This doesn't mean you cannot be happy doing ordinary things with ordinary people!

SATURDAY, JULY 25

LEO (July 23-Aug. 22) -- You have less to do today than you may think -- but that's only counting hands-on activities. Your management duties are many, of course.

VIRGO (Aug. 23-Sept 22) -- You must face more than your share of “slings and arrows” today -- but once you survive the first barrage, you can consider yourself home free.

LIBRA (Sept. 23-Oct. 22) -- The back and forth between you and a rival heats up some

today, but you mustn't let things take on a more serious tone than they already have.

SCORPIO (Oct. 23-Oct. 22) -- It's easier than you think to get in touch with someone from afar in order to collect the information you need today. Choose your method!

SAGITTARIUS (Nov. 22-Dec. 21) -- After laying the groundwork for quite some time, you can finally do the one thing that gives you a lasting advantage over a rival.

CAPRICORN (Dec. 22-Jan. 19) -- A figure from your past reappears today -- if not in person, then virtually. You once more have to deal with a long-forgotten issue.

AQUARIUS (Jan. 20-Feb. 18) -- An idea begins to take shape today that previously was nothing more than a bunch of disparate notions. You now see where this is headed.

PISCES (Feb. 19-March 20) -- You receive a shock today that has you questioning much that you thought was certain. This can be a good thing every now and then, surely.

ARIES (March 21-April 19) -- Others may

not be able to make sense of certain developments today, but what you make of them helps you formulate a solid new plan of action.

TAURUS (April 20-May 20) -- What you want and what you need converge today in a most productive way -- and you'll be surprised when you receive approval for a new scheme.

GEMINI (May 21-June 20) -- Temptation may prove too much for you today, which only means that you're going to have to double down on a past commitment come day's end.

CANCER (June 21-July 22) -- Recurrent themes and phrases have you thinking of something today that hasn't been in your mind for quite some time. What's afoot?

(EDITORS: For editorial questions, please contact Hollie Wiering at hwi@timesjournal.com.)
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FRIDAY, JULY 24, 2020

CROSSWORD PUZZLER

ACROSS

- Shelley offering
- Cooper's channel
- Hoary
- Join metal
- Help-wanted abbr.
- Rayworth or Rudner
- Designation
- Not keep up
- Screen symbol
- File cabinet item
- Not filled in
- Watch pocket
- \$1,000,000, slangily
- Big swigs
- Strength
- Ballpark figure
- Bro or sis
- Railroad track part
- Aquatic mammal

- “Bah!”
- Robust energy
- “Ugh!”
- Sealed
- Become inflexible
- Stage direction
- Bodybuilder's pride
- Big dance
- Baldwin or Guinness
- Ed Asner's — Grant
- Behalf
- Dovetail
- Catch a glimpse of
- Still

DOWN

- Possess
- Hard of hearing
- Furry red Muppet
- Glitterati member

Answer to Previous Puzzle

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

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40	41	42			43				44	45	
46					47			48			49
50					51			52			
53					54				55		

- At close quarters
- Wassail alternative
- Radiator front
- Costa —
- Nefertiti's god
- Pull
- Blue pottery of Holland
- Musical notes
- Took the bait
- Wild crowd
- Mooch
- Outback bird
- Cassette tape predecessors
- Quarry
- degree
- Secret org.
- Hedge shrub
- Actor — Neill
- Complain
- Free (of)
- Laptops
- Passes up
- Hand out
- Coach's responsibility
- Wheel part
- Dessert choices
- Clarinet kin
- Unravel
- Join together
- Unser and Gore
- Shook hands

111 Baker County Legal Notices

Grantor:

Current Beneficiary of the Deed of Trust:
Current Trustee of the Deed of Trust:
Deed of Trust Reference Recording No.:
Assessor's Tax Parcel ID:

Thomas J. Ruzich also known as
Thomas H. Ruzich
Banner Bank
Hacker & Willig, Inc., P.S.
08290205B; 09040138B (modified)
501 940 07D 405 #17864 and 501 940 07D 403 #16896

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Line of Credit Trust Deed (“Trust Deed”) dated July 8, 2008, recorded on July 15, 2008, in the Mortgage Records of Baker County, Oregon under Recording No. 08290205B, made by Thomas J. Ruzich also known as Thomas H. Ruzich, as Grantor, to Elkhorn Title Company as Trustee, in favor of Banner Bank as the Beneficiary, modified by modification of Deed of Trust dated January 20, 2009, recorded on January 27, 2009 under Instrument No. 09040138B, records of Baker County, Oregon covering the following described real property situated in said county and state, to wit:

Portions of the Northwest quarter of the Southeast quarter of Section 7, Township 9 South, Range 40 East of the Willamette Meridian, in Baker City, County of Baker and State of Oregon, more particularly described as follows:

Parcel 1 of Partition Plat No. P2006-008, recorded May 18, 2006, in Book 06 21 0003.

ALSO a portion of Parcel 2 of Partition Plat No. P2006-008, recorded May 18, 2006, in Book 06 21 0003, more particularly described as follows: Beginning at the No. 5 rebar with plastic cap stamped “City of Baker PLS 2162” marking the Southwest corner of Parcel No. 1, Partition Plat No. P2006 008; thence South 89°17'40” West 310.09 feet to a No. 5 rebar with plastic cap stamped “City of Baker City PLS 2162” on the West line of Parcel No. 2, Partition Plat No. P2006-008; thence North 00° 57’45” East along the West line of said Parcel No. 2, 204.06 feet to a No. 5 rebar with plastic cap stamped “City of Baker City PLS 2162” marking the Northwest corner of said Parcel No. 2; thence North 89°17’40” East along the North line of said Parcel No 2, 307.50 feet to a No. 5 rebar with plastic cap stamped “City of Baker PLS 2162” marking the Northwest corner of said Parcel No. 1; thence South 00°14’00” West along the West line of said Parcel No. 1, 204.00 feet to the point of beginning.

(Basis of Bearings for this description is the North line of Parcel No. 1 bears North 89°17'40” East as shown on Partition Plat No. P2006-008.)

Property Address: 3855 23rd Street, Baker City, Oregon 97814
Tax ID number: 501 940 07D 405 #17864 and 501 940 07D 403 #16896
Now known as: 105 940 07D 405 #17864 and 105 940 07D 406 #18016

Both the Beneficiary and the successor Trustee, Hacker & Willig, Inc., P.S. have elected to sell the said real property to satisfy the obligations secured by said Trust Deed 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:

Loan No. 7450
8 Payments @ \$2,573.46 \$ 20,587.68
8 Late Charges @ \$128.67 \$ 1,029.36
Total Due \$ 21,617.04

Loan No. 0956
Principal Balance \$ 200,000.00
Interest \$ 7,972.81
Late Charges \$ 345.10
Bank Expenses \$ 500.00
Total Due \$ 208,817.91

together with title expenses, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by beneficiary for the protection of the above described real property and its interest therein.

Your Trust Deed provides that you are required to pay all taxes on the above-referenced real Property when due and prior to any delinquency. If you fail to do so it is considered an “Event of Default.” Specifically, the Trust Deed provides:

Default on Other Payments. Failure of Granter within the time required by this Deed of Trust to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

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:

Loan No. 7450
Principal Balance \$ 223,028.70
Interest \$ 9,727.21
Late Charges \$ 1,029.36
Appraisal Fees \$ 3,400.00
Total Due \$ 237,185.27

Loan No. 0956
Principal Balance \$ 200,000.00
Interest \$ 7,972.81
Late Charges \$ 345.10
Bank Expenses \$ 500.00
Total Due \$ 208,817.91

together with title expenses, costs, trustee's fees and attorneys fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

WHEREFORE, notice is hereby given that the undersigned Trustee, will on September 11, 2020, in accord with the standard of time established by ORS 187.110 at 10:00 a.m., at the following place: At front entrance of the Baker County Courthouse, 1995 3rd Street, Baker City, Oregon, sell at public auction to the highest bidder for cash 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, 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 86.764 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 costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.809.

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 Trust Deed, and the words “Trustee” and “Beneficiary” include their respective successors in interest, if any.

IN WITNESS WHEREOF, the undersigned beneficiary has executed this document. If the undersigned is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by its board of directors.

DATED: 04/26/2020

HACKER & WILLIG, INC., P.S.
/s/Elizabeth H. Shea, Trustee

For further information, please contact:
Courtney D. Burford
Hacker & Willig, Inc., P.S.
520 Pike Street, Suite 2500
Seattle, WA 98101-3225
Phone: 206-340-1935

I, the undersigned, certify that the foregoing is a complete and accurate copy of the original Trustee's Notice of Sale.

/s/Elizabeth H. Shea, Trustee

NOTICE TO TENANTS:

If you are a tenant of this property, foreclosure could affect your rental agreement. A purchaser who buys this property at a foreclosure sale has the right to require you to move out after giving you notice of the requirement.

If you do not have a fixed-term lease, the purchaser may require you to move out after giving you a 30-day notice on or after the date of the sale.

If you have a fixed-term lease, you may be entitled to receive after the date of the sale a 60-day notice of the purchaser's requirement that you move out.

To be entitled to either a 30-day or 60-day notice, you must give the trustee of the property written evidence of your rental agreement at least 30 days before the date first set for sale. If you have a fixed-term lease, you must give the trustee a copy of the rental agreement. If you do not have a fixed term lease and cannot provide a copy of the rental agreement, you may give the trustee other written evidence of the existence of the rental agreement. The date that is 30 days before the date of the sale is March 25, 2020. The name of the trustee and the trustee's mailing address are listed on this notice.

Federal law may grant you additional rights, including a right to a longer notice period. Consult a lawyer for more information about your rights under federal law.

You have the right to apply your security deposit and any rent you prepaid toward your current obligation under your rental agreement. If you want to do so, you must notify your landlord in writing and in advance that you intend to do so.

If you believe you need legal assistance with this matter, you may contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice. If you have a low income and meet federal poverty guidelines, you may be eligible for free legal assistance. Contact information for where you can obtain free legal assistance is included with this notice.

Legal No. 198566

Published: July 23, 30, August 6, 13, 2020