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678 Union County Service Directory



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112 Union County Legal Notices

NOTICE OF BUDGET COMMITTEE MEETING

A public meeting of the La Grande Cemetery Maintenance District, Union County, State of Oregon, to discuss the budget for the fiscal year July 1, 2021 to June 30, 2022, will be held at La Grande Cemetery office, 401 12th Street, La Grande, OR. The meeting will take place on **April 13, 2021 at 8:30 a.m.** The purpose of the meeting is to receive the budget message and to receive comment from the public on the budget. This is a public meeting where deliberation of the Budget Committee will take place. Any person may appear at the meeting and discuss the proposed programs with the Budget Committee.
A copy of the budget document may be inspected or obtained on or after April 1, 2021 at the La Grande Cemetery office, 401 12th Street, La Grande, OR, between the hours of 8:00 a.m. and 1:00 p.m.

Published: March 18, April 1, 2021
Legal No. 235318

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112 Union County Legal Notices

STORAGE UNIT AUCTION

Notice is hereby given in accordance with ORS 87.689 personal property contained in the following storage units will be sold at public auction to satisfy the lien, starting at **9am on April 17, 2021 and ending at 11am on April 17, 2021.**

Unit #A-2, David Evans; contains household items, furniture, appliances, and tires.
Unit #A-6, Stacy Plummer; contains household items and outdoor activity items.
Unit #A-7, Stephanie Blount; contains household items, clothes, and some miscellaneous vehicle items.
Unit #A-11, Alden White; contains miscellaneous items such as boots, and a gas can.
Unit #B-1, Michael Terkelson; contains household items and tools.
Unit #B-7, Kimberly Weams; contains household items and furniture.
Unit #C-1, Rebecca Newberry; contains household items and furniture.
Unit #C-24, Nichole Coy; contains household furniture and AC unit.

The property is stored at and auction will be held at 2105 East L Avenue, La Grande Oregon 97850. The sale may be withdrawn at anytime without notice.

Published: April 1, 8, 15, 2021
Legal No. 237338

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AMENDED NOTICE OF TRUSTEE'S SALE

Grantor: Thomas J. Ruzich also known as Thomas H. Ruzich Banner Bank
Current Beneficiary of the Deed of Trust: Current Hacker & Willig, Inc., P.S.
Trustee of the Deed of Trust: 520 Pike Street, Suite 2500 Seattle, WA 98101
Deed of Trust Reference Recording No.: 08290205B; 09040138B (modified)
Assessor's Tax Parcel ID: 501 940 07D 405 #17864 and 501 940 07D 403 #16896

AMENDED 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 105 940 07D
Now known as: 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) on April 24, 2020. A Trustee's Notice of Sale was issued on April 28, 2020, was served on the borrower/grantor, mailed to all necessary parties, and was posted no fewer than three times and was mailed to Occupant. The date originally set for the sale was September 11, 2020. On or about June 26, 2020, the Oregon State Legislature passed House Bill 4204 which was subsequently signed into law by the Governor. This law set a moratorium on all foreclosures of trust deeds by advertisement and sale during the "emergency period" defined as beginning March 8, 2020 and ending September 30, 2020, unless extended by the Governor by executive order. Such order was issued on August 31, 2020, extending the emergency period to December 31, 2020. That date has now passed and therefore the stay imposed by law terminated at the end of day **December 31, 2020.** This Amended Trustee's Notice of Sale is issued pursuant to HB 4204 and Oregon Revised Statute 86.782 (12). The default for which the foreclosure is made is Grantor's failure to pay when due the following sums:

<u>Loan No. 7450</u>	<u>Loan No. 0956</u>	
17 Payments @ \$2,573.46 17	Principal Balance	\$ 200,000.00
Late Charges@128.67	Interest	\$ 15,404.73
<u>Total Due \$45,936.21</u>	Late Charges	\$ 10,390.11
	Bank Expenses	\$ 500.00
	<u>Total Due</u>	<u>\$ 226,294.84</u>

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:

<u>Loan No. 7450</u>	<u>Loan No. 0956</u>	
Principal Balance	Principal Balance	\$ 200,000.00
Interest	Interest	\$ 15,404.73
Default Interest	Default Interest	\$ 34,156.16
Late Charges	Late Charges	\$ 10,390.11
Appraisal Fees Other	Bank Expenses	\$ 500.00
Charges/Fees	<u>Total Due</u>	<u>\$ 260,451.00</u>
<u>Total Due \$286,274.89</u>		

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 **May 14, 2021**, 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 pursuant to ORS 86.778, 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 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 86.778 and 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 January 8, 2021 HACKER & WILLIG, INC., P.S. Elizabeth H. Shea, Trustee
For further infonnation, please contact: Courtney D. Burford, Hacker & Willig, Inc., P.S., 520 Pike Street, Suite 2500 Seattle, WA 98101-3225 Phone: 206-340-1935

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 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 April 14, 2021. 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.

Published: April 1, 8, 15, 22, 2021
Legal No. 237854

HOROSCOPES by Stella Wilder

FRIDAY, APRIL 2, 2021
YOUR BIRTHDAY by Stella Wilder
Born today, you enjoy living "on the edge" far more than most, though you may never think you're actually risking enough at any given moment -- and this can surely bring you great excitement as you move ever closer to a precipice, whether real or imagined, but it can also expose you to very real dangers that you must recognize, consider and weigh carefully if you are to avoid falling into the abyss.
SATURDAY, APRIL 3
ARIES (March 21-April 19) -- Surprises come in bursts today. You must be ready to respond in a creative fashion every time. Who, you wonder, is behind this?
TAURUS (April 20-May 20) -- The position you are currently in doesn't really give you many perks -- but you may be able to wrest the advantage from a rival today.
GEMINI (May 21-June 20) -- The right and wrong of a certain issue doesn't interest you today; what is most important is the central truth that seems to be both.
CANCER (June 21-July 22) -- How are you able to keep your supporters on your side when you aren't doing what you had promised to do? It's time to change your approach.
LEO (July 23-Aug. 22) -- Competition heats up today, and you find yourself on the wrong side -- temporarily. After a few nimble maneuvers, everything should be right on track.
VIRGO (Aug. 23-Sept. 22) -- Your assessment of a certain situation may not be completely accurate, as you haven't yet gotten all available information. Do the research!
LIBRA (Sept. 23-Oct. 22) -- A simple negotiation becomes much more unwieldy today as someone tries to get more than he or she deserves. You may have to step in.
SCORPIO (Oct. 23-Nov. 21) -- How you navigate a certain situation at home will demonstrate to others that all is possible if your heart is in the right place. Yours is!
SAGITTARIUS (Nov. 22-Dec. 21) -- You may choose to risk failure in going for something more today than merely enjoying a guaranteed success that is strictly limited. Be brave!
CAPRICORN (Dec. 22-Jan. 19) -- You're expecting things to fall in line as if by magic, but that's not the way it works -- at least not right now. You must put in the time.
AQUARIUS (Jan. 20-Feb. 18) -- You may come close to crossing the line with a friend or loved one today, but you will recognize the danger you're in -- just in time.
PISCES (Feb. 19-March 20) -- You know you're likely to profit from a certain endeavor today, but you're not sure how. You can get guidance from one who's seen it all.

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CROSSWORD PUZZLER

FRIDAY, APRIL 2, 2021

1	2	3	4	5	6	7	8	9	10	11		
12				13				14				
15				16				17				
		18	19				20	21				
22	23	24			25	26						
27				28	29			30	31	32	33	
34				35				36		37		
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46	47	48					49					
50				51	52	53			54	55	56	57
58				59					60			
61				62					63			

ACROSS
1 High mountain
5 Boxer's weapon
9 Deuce
12 Commanded
13 Impulse
14 Half a bray
15 Chop
16 Jump in a tutu
17 Everybody
18 Lilly of pharmaceuticals
20 Luxury furs
22 Stale
25 Odds and ends, briefly
27 Female deer
28 Sudden foray
30 Put up curtains
34 Workout facility
35 DeGeneres sitCom
37 Debate side
38 "NFL Live" channel

DOWN
40 — known as
41 Estuary
42 Spring bloom
44 Plain as day
46 Hacienda
49 material
49 Stary vista
50 Daily work
51 Japanese wrestling
54 Meryl, in "Out of Africa"
58 Christina's pop
59 Mideast title
60 Designation
61 Grain crop
62 Weight rebate
63 "Nude Maja" artist

1 TV network
2 Perfume label word
3 Orange or stock ending
4 Typed in
5 Famous volcano
6 Cholera
7 U.S. Army rank
8 Swarms with the eye
9 More — meets the eye
10 Take a hike
11 Nocturnal birds
19 Orpheus' harp
21 Einstein's "I"
22 Inventory wd.
23 Klutz's cry
24 Jump
25 Pepper grinders
26 Fateful date
29 Asian range
31 Real estate unit
32 Roulette color
33 Insect pest
36 Niche
39 Pen part
43 Fix the clock
45 Contending
46 Slightly open
47 Boat with oars
48 Tony's cousin
49 Burned up
52 Ms. Thurman
53 Earth orbiter of yore
55 — Paulo, Brazil
56 A Vanderbilt
57 Large parrot

Answer to Previous Puzzle
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