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**111 Baker County  
Legal Notices**

**PUBLIC NOTICE**

The Baker County Planning  
Commission will hold a public  
hearing at the Baker County  
Courthouse on Tuesday,  
September 14, 2021, at 5 p.m.,  
both in person and via tele-  
conference, to hear:

**CUP-21-260:** A conditional  
use request to install a play-  
ground, including a mini-golf  
course and a pro-shop, in  
the EFU Zone. The subject  
property is identified as Tax  
Lot 300 of Map 09s40e04d,  
addressed as 42576 Old  
Trail Road, Baker City, OR.  
This request will be reviewed  
using the criteria listed in  
BCZO Sections 210.04(A) and  
410.04, Chapters 310, 320,  
and 340 and the Baker Co.  
Comp Plan.

The public is invited to attend  
this hearing and to submit  
oral or written testimony. If  
participating via teleconfer-  
ence, call 1-833-548-0282,  
enter Meeting ID: 812 5681  
7027 and Passcode: 009775,  
when prompted. Failure to  
provide statements or evi-  
dence sufficient to afford the  
decision maker an opportu-  
nity to respond to the issue,  
precludes appeal to the Land  
Use Board of Appeals (LUBA)  
based on that issue. A copy  
of the application, documents  
and evidence submitted by or  
on behalf of the applicants,  
and the applicable criteria  
are available for inspection.  
The staff report the Planning  
Commission will use in its  
decision-making process  
will be available at the  
Baker City-County Planning  
Department on September  
7th, 2021. A digital copy of the  
documents can be emailed to  
you at no cost, or a hard copy  
can be provided for a reason-  
able cost. Call Eva Henes at  
541-523-8219 with questions.

Legal No. 259161  
Published: August 31, 2021

**111 Baker County  
Legal Notices**

**112 Union County  
Legal Notices**

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

Case No. 21PB05901

**NOTICE TO INTERESTED  
PERSONS** in the matter of the  
Estate of Lloyd Harry Bigler,  
Deceased.

**NOTICE IS HEREBY GIVEN**  
that Ronald L. Sperry III has  
qualified and been appointed  
as the Personal Representa-  
tive of the estate. All per-  
sons having claims against  
the estate are hereby required  
to present them, with proper  
vouchers, within four months  
after the date of first publica-  
tion of this notice, as stated  
below, to the Personal Represen-  
tative, Ronald L. Sperry III, c/o  
DC Law, McKinney & Sperry,  
P.C., P.O. Box 1265, Roseburg,  
OR 97470, or the claims may  
be barred.

Dated and first published this  
17th day of August, 2021.

Personal Representative:  
Ronald L. Sperry III,  
OSB #091525 DC Law  
McKinney & Sperry PC  
PO Box 1265  
Roseburg, OR 97470  
Telephone: 541-673-4451  
Fax: 541-673-1202

Published: August 17, 24, 31,  
2021  
Legal No.

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LONG WAY**  
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big to work? A little one  
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**111 Baker County  
Legal Notices**

**112 Union County  
Legal Notices**

**IN THE CIRCUIT COURT OF  
THE STATE OF OREGON  
FOR THE COUNTY OF  
UNION  
[Probate Department]**

In the Matter of the Estate of  
RUSTY LEE MINK,  
Decedent.  
Case No. 21PB07037

**NOTICE TO INTERESTED  
PERSONS**  
NOTICE IS HEREBY GIVEN  
that the undersigned has been  
appointed personal repre-  
sentative. All persons having  
claims against the estate are  
required to present them, with  
vouchers attached, to the un-  
dersigned personal representa-  
tive at 808 Adams Avenue,  
PO Box 967, La Grande, Ore-  
gon, 97850, within four months  
after the date of first publica-  
tion of this notice, or the claims  
may be barred.  
All persons whose rights may  
be affected by the proceedings  
may obtain additional informa-  
tion from the records of the  
Court, the personal represen-  
tative, or the lawyer for the per-  
sonal representative, Wyatt S.  
Baum, Baum Smith LLC, 808  
Adams Avenue, PO Box 967,  
La Grande, OR 97850.  
Dated and first published on  
August 31, 2021.

PERSONAL  
REPRESENTATIVE:  
Dusteen Mink  
4511 SE Naef Road  
Milwaukie, OR 97267  
Phone: (503) 306-8902

**LAWYER FOR PERSONAL  
REPRESENTATIVE**  
Wyatt S. Baum,  
OSB No. 111773  
Baum Smith, LLC  
808 Adams Avenue  
PO Box 967  
La Grande, OR 97850  
Phone: (541) 963-3104  
Fax: (541) 963-9254  
email: [office@baumsmith.com](mailto:office@baumsmith.com)  
Published: August 31, Sep-  
tember 7, 14, 2021  
Legal No. 259880

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**111 Baker County  
Legal Notices**

**112 Union County  
Legal Notices**

**112 Union County  
Legal Notices**

**TRUSTEE'S NOTICE OF SALE** T.S. No.: OR-21-891685-SW Ref-  
erence is made to that certain deed made by, **MARK HOWELL  
AND MICHELLE R. HOWELL, HUSBAND AND WIFE, AS TENANTS  
BY THE ENTIRETY** as Grantor to **FIRST AMERICAN TITLE  
INSURANCE CO.**, as trustee, in favor of **MORTGAGE ELEC-  
TRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMI-  
NEE FOR FREEDOM MORTGAGE CORPORATION, ITS SUC-  
CESSORS AND ASSIGNS**, as Beneficiary, dated 9/19/2014,  
recorded 10/2/2014, in official records of UNION County, Oregon in  
book/reel/volume No. and/or as fee/file/instrument/microfilm/re-  
ception number 20142785 and modified as per Modification Agree-  
ment recorded 3/23/2017 as Instrument No. 20170957 and subse-  
quently assigned or transferred by operation of law to **PHH  
Mortgage Corporation** covering the following described real  
property situated in said County, and State. **APN: 01N3915DB  
7000 01N3915DB-6603 LOTS THIRTEEN (13), FOURTEEN (14),  
FIFTEEN (15) AND SIXTEEN (16) IN BLOCK SEVENTY (70) OF  
HINDMAN'S ADDITION TO THE CITY OF ELGIN, UNION COUN-  
TY, OREGON, ACCORDING TO THE RECORDED PLAT OF SAID  
ADDITION. AND TRACT B: THE SOUTH 12 FEET OF LOTS 1, 2  
AND 3 IN BLOCK 70 OF HINDMAN'S ADDITION TO ELGIN,  
UNION COUNTY, OREGON, ACCORDING TO THE RECORDED  
PLAT OF SAID ADDITION.** Commonly known as: 195 S 11TH AVE,  
ELGIN, OR 97827 The undersigned hereby certifies that based  
upon business records there are no known written assignments of  
the trust deed by the trustee or by the beneficiary, except as re-  
corded in the records of the county or counties in which the above  
described real property is situated. Further, no action has been  
instituted to recover the debt, or any part thereof, now remaining  
secured by the trust deed, or, if such action has been instituted,  
such action has been dismissed except as permitted by ORS  
86.752(7). 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 has been recorded pursuant to Section  
86.752(3) of Oregon Revised Statutes. There is a default by grantor  
or other person owing an obligation, performance of which is se-  
cured by the trust deed, or by the successor in interest, with re-  
spect to provisions therein which authorize sale in the event of such  
provision. The default for which foreclosure is made is grant-  
or's failure to pay when due the following sum: **TOTAL REQUIRED  
TO REINSTATE: \$20,415.90 TOTAL REQUIRED TO PAYOFF:  
\$124,508.36** Because of interest, late charges, and other charges  
that may vary from day-to-day, the amount due on the day you pay  
may be greater. It will be necessary for you to contact the Trustee  
before the time you tender reinstatement or the payoff amount so  
that you may be advised of the exact amount you will be required to  
pay. By reason of the default, the beneficiary has declared all sums  
owing on the obligation secured by the trust deed immediately due  
and payable, those sums being the following, to-wit: **The install-  
ments of principal and interest which became due on  
10/1/2019, and all subsequent installments of principal and  
interest through the date of this Notice, plus amounts that are  
due for late charges, delinquent property taxes, insurance  
premiums, advances made on senior liens, taxes and/or in-  
surance, trustee's fees, and any attorney fees and court costs  
arising from or associated with the beneficiaries efforts to  
protect and preserve its security, all of which must be paid as  
a condition of reinstatement, including all sums that shall ac-  
cure through reinstatement or pay-off.** Nothing in this notice  
shall be construed as a waiver of any fees owing to the Beneficiary  
under the Deed of Trust pursuant to the terms of the loan docu-  
ments. Whereof, notice hereby is given that **QUALITY LOAN SER-  
VICE CORPORATION OF WASHINGTON**, the undersigned trust-  
ee will on **11/29/2021** at the hour of **10:00 AM**, Standard of Time,  
as established by section 187.110, Oregon Revised Statutes, **Inside  
the main entrance of the Daniel Chaplin Building, 1001 4th  
Street, La Grande, Oregon 97850** County of **UNION**, State of Or-  
egon, sell at public auction to the highest bidder for cash the inter-  
est in the said described real property which the grantor had or had  
power to convey at the time of the execution by him of the said trust  
deed, together with any interest which the grantor or his suc-  
cessors 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 Section 86.778 of  
Oregon Revised Statutes has the right to have the foreclosure pro-  
ceeding dismissed and the trust deed reinstated by payment to the  
beneficiary of the entire amount then due (other than such portion  
of said principal as would not then be due had no default occurred),  
together with the costs, trustee's and attorney's fees and curing  
any other default complained of in the Notice of Default by tender-  
ing the performance required under the obligation or trust deed, at  
any time prior to five days before the date last set for sale. Other  
than as shown of record, neither the beneficiary nor the trustee has  
any actual notice of any person having or claiming to have any lien  
upon or interest in the real property hereinabove described subse-  
quent to the interest of the trustee in the trust deed, or of any suc-  
cessor in interest to grantor or of any lessee or other person in  
possession of or occupying the property, except: Name and Last  
Known Address and Nature of Right, Lien or Interest **MARK HOW-  
ELL 195 S 11TH AVE ELGIN, OR 97827** Original Borrower **MICHELLE  
HOWELL 195 S 11TH AVE ELGIN, OR 97827** Original  
Borrower For Sale Information Call: 855-882-1314 or Login to:  
[www.hubzu.com](http://www.hubzu.com) In construing this notice, the singular includes the  
plural, the word "grantor" includes any successor in interest to this  
grantor as well as any other person owing an obligation, the perfor-  
mance of which is secured by the trust deed, and the words "trust-  
ee" and "beneficiary" include their respective successors in inter-  
est, if any. Pursuant to Oregon Law, this sale will not be deemed  
final until the Trustee's deed has been issued by **QUALITY LOAN  
SERVICE CORPORATION OF WASHINGTON**. If any irregulari-  
ties are discovered within 10 days of the date of this sale, the trust-  
ee will rescind the sale, return the buyer's money and take further  
action as necessary. If the sale is set aside for any reason, includ-  
ing if the Trustee is unable to convey title, the Purchaser at the sale  
shall be entitled only to a return of the monies paid to the Trustee.  
This shall be the Purchaser's sole and exclusive remedy. The pur-  
chaser shall have no further recourse against the Trustor, the Trust-  
ee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's  
Attorney. If you have previously been discharged through bank-  
ruptcy, you may have been released of personal liability for this  
loan in which case this letter is intended to exercise the note hold-  
ers right's against the real property only. As required by law, you  
are hereby notified that a negative credit report reflecting on your  
credit record may be submitted to a credit report agency if you fail  
to fulfill the terms of your credit obligations. **Without limiting the  
trustee's disclaimer of representations or warranties, Oregon  
law requires the trustee to state in this notice that some resi-  
dential property sold at a trustee's sale may have been used in  
manufacturing methamphetamines, the chemical compo-  
nents of which are known to be toxic. Prospective purchasers  
of residential property should be aware of this potential dan-  
ger before deciding to place a bid for this property at the trust-  
ee's sale. NOTICE TO TENANTS: TENANTS OF THE SUBJECT  
REAL PROPERTY HAVE CERTAIN PROTECTIONS AFFORD-  
ED TO THEM UNDER ORS 86.782 AND POSSIBLY UNDER  
FEDERAL LAW. ATTACHED TO THIS NOTICE OF SALE, AND  
INCORPORATED HEREIN, IS A NOTICE TO TENANTS THAT  
SETS FORTH SOME OF THE PROTECTIONS THAT ARE  
AVAILABLE TO A TENANT OF THE SUBJECT REAL PROP-  
ERTY AND WHICH SETS FORTH CERTAIN REQUIREMENTS THAT  
MUST BE COMPLIED WITH BY ANY TENANT IN ORDER TO  
OBTAIN THE AFFORDED PROTECTION, AS REQUIRED UN-  
DER ORS 86.771. TS No: OR-21-891685-SW Dated: 7/23/2021  
Quality Loan Service Corporation of Washington, as Trustee  
Signature By: **Jeff Stenman, President** Trustee's Mailing Ad-  
dress: Quality Loan Service Corp. of Washington 108 1st Ave  
South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241  
Trustee's Physical Address: Quality Loan Service Corp. of Wash-  
ington 108 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free:  
(866) 925-0241 IDSPub #0174019 8/24/2021 8/31/2021 9/7/2021  
9/14/2021**



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**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. 2021-148

WHEREAS, the Baker County Board of Commissioners, in accordance with ORS 275.320, designated two parcels acquired through delinquent tax foreclosure as County Parks, commonly known as East Pine, per Order No. 2017-164; and

WHEREAS, notice of a public hearing was published weekly for two consecutive weeks per ORS 275.330(3); and

WHEREAS, the Baker County Board of Commissioners held a public hearing on July 21, 2021 and August 4, 2021 to obtain testimony on the proposed sale of the property as described below; and

WHEREAS, the Baker County Board of Commissioners finds the sale of such property to be in the best interest of the County; and

NOW, THEREFORE, the Baker County Board of Commissioners ORDERS the sale of the following properties:

**Section A.**

Reference #	Description	Assessed Value	Minimum Bid
12135	East Pine: Approx. 40 Acres located at Township 7S, Range 46 E, W.M., Section 21 NW ¼ NE ¼ Tax Lot 1000	Market Value Timber \$50,670	\$59,500
12126	East Pine: Approx. 60 acres located at Township 7S, Range 46 E, W.M., Section 15 W ½ SW ¼ SW ¼ Section 16 SE ¼ SE ¼ Tax Lot 600	Market Value Timber \$57,000	\$89,500

**Section B.** The following conditions and terms of sale are required for all properties 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 C.** Sale of listed properties shall take place on the 21st day of September, 2021 at 10:00 a.m. on the steps of the Baker County Courthouse, 1995 Third Street, Baker City, Oregon.

Done and Dated this 4th day of August, 2021.

**BAKER COUNTY BOARD OF COMMISSIONERS**

William "Bill" Harvey, Commission Chair

Mark E. Bennett, Commissioner

Bruce A. Nichols, Commissioner

Legal No. 257314  
Published: August 17, 24, 31, September 7, 2021