

**111 Baker County Legal Notices**

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**112 Union County Legal Notices**

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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

**NOTICE TO INTERESTED PERSONS**

Sandra Clark has been appointed Personal Representative (hereafter PR) of the Estate of Rita May Hallgarth, Deceased, Probate No. 21PB06852 Union County Circuit Court, State of Oregon. All persons whose rights may be affected by the proceeding may obtain additional information from the court records, the PR, or the attorney for the PR. All persons having claims against the estate must present them via US mail or personal delivery to the PR at: Mammen & Null, Lawyers, LLC, J. Glenn Null, Attorney for PR, 1602 Sixth Street - P.O. Box 477, La Grande, OR 97850 (541) 963-5259 within four months after the first publication date of this notice or they may be barred.

Published: September 7, 14, 21, 2021  
 Legal No.

**PUBLIC NOTICE**

PUBLIC NOTICE IS HEREBY GIVEN that the Two-Year Period for the Redemption of Real Properties included in the 2019 Delinquent Tax Lien Foreclosure proceedings instituted by Union County, Oregon, on August 21, 2019 in the Circuit Court of the State of Oregon for Union County, Suit Number 19CV36649 and included in the judgment and decree entered therein on September 25, 2019 will expire on **September 25, 2021**. All properties ordered sold under the judgment and decree unless redeemed on or before September 25, 2021, will be deeded to Union County, Oregon, immediately on expiration of the period of redemption, and every right and interest of any person in such properties will be forfeited to Union County, Oregon.

Cody Vavra  
 Assessor/Tax Collector-Union County

Published: September 7, 14, 2021  
 Legal No. 260348

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**TRUSTEE'S NOTICE OF SALE T.S. No.: OR-21-891685-SW** Reference 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 ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION, ITS SUCCESSORS 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/reception number 20142785 and modified as per Modification Agreement recorded 3/23/2017 as Instrument No. 20170957 and subsequently 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 COUNTY, 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 recorded 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 secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is grantor'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 installments 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 insurance, 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 accrue 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 documents. Whereof, notice hereby is given that **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, the undersigned trustee 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 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 him of the said trust deed, together with any interest which the grantor or his 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 Section 86.778 of Oregon Revised Statutes has the right to have the foreclosure proceeding 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 tendering 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 subsequent to the interest of the trustee in the trust deed, or of any successor 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 HOWELL 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 performance of which is secured by the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, 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 irregularities are discovered within 10 days of the date of this sale, the trustee will rescind the sale, return the buyer's money and take further action as necessary. If the sale is set aside for any reason, including 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 purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders 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 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. NOTICE TO TENANTS: TENANTS OF THE SUBJECT REAL PROPERTY HAVE CERTAIN PROTECTIONS AFFORDED 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 PROPERTY AND WHICH SETS FORTH CERTAIN REQUIREMENTS THAT MUST BE COMPLIED WITH BY ANY TENANT IN ORDER TO OBTAIN THE AFFORDED PROTECTION, AS REQUIRED UNDER 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 Address: 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 Washington 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

Published: August 24, 31, September 7, 14, 2021  
 Legal No. 254813

WEDNESDAY, SEPTEMBER 8, 2021  
**CROSSWORD PUZZLER**

- ACROSS**
- Boorish
  - Do magazine work
  - It has long arms
  - Psyche components
  - Actress — Miles
  - Install tile
  - Coin eater
  - Put new life into
  - Despotism
  - HS class
  - "Whether — nobler ..."
  - Voted
  - Tyrolean song
  - Noise
  - Beagle feature
  - Carrier's partner
  - Singer Morrison
  - Stellar review
  - "Snow" veggie
- DOWN**
- Remainder
  - Unpleasant
  - House part
  - Tycoons' homes
  - Levels out
  - Turn down

**Answer to Previous Puzzle**

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

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- Ill temper
- Game fish
- Cassius Clay
- La —, Bolivia
- Swiss cheese hole
- Some toothpaste
- Nothing
- Fasten temporarily
- Scrawny
- Overhang
- Made a sketch
- "Omigosh!"
- Part of the range
- Letter starter
- Morse syllable
- Big tub
- Recaptures
- Moonshot mission
- Edge
- Zurich peak
- Ice pellets
- S&L conveniences
- Winged goddess
- Obi-Wan player
- Food fishes
- Tin container
- Bullfight cheer
- Mark McGwire's org.
- Paris thirst- quencher

