

101 Legal Notices

NOTICE OF HEARING UNION COUNTY PLANNING COMMISSION CONDITIONAL USE

NOTICE IS HEREBY GIVEN, the Union County Planning Commission, meeting in regular session, Monday, April 25, 2022, 7:00 p.m., Daniel Chaplin Building Conference Room, 1001 4th Street, La Grande, and via Zoom teleconference, will consider an application submitted by Scott Andrews to establish a Nonfarm Dwelling. The property is located northeast of the City of Elgin and accessed from Yarrington Road. The property is described as Twp. 2N, Range 40 EWM, Tax Lot 3702, about 39.09 acres, in an A-4, Timber-Grazing Zone.

The applicable Land Use Regulations are found in Sections 2.10 2. and 2.10 6 of the Union County Zoning, Partition & Subdivision Ordinance. As a property owner within 500 feet of the subject property, you are entitled to notice of this application and may submit written testimony either in support or in opposition of the proposal. Failure to raise a specific issue with sufficient specificity at the local level precludes appeal to LUBA based on that issue. The application and all information related to the proposal are available for review at no cost and copies can be supplied at a reasonable cost. A staff report will be available for review seven days before the hearing, and can be supplied at a reasonable cost. For further information contact this office by phone at 963-1014, or email johnston@union-county.org.

To participate via Zoom teleconference, call: (253) 215-8782 or (669) 900-6833 and enter meeting ID number: 957 9307 1503.

The meeting location is accessible to persons with disabilities. A request for accommodations for persons with disabilities should be made at least 48 hours before the meeting to Cinda Johnston, (541) 963-1014.

Scott Hartell Planning Director

Published: April 14, 2022 Legal No. 291524

101 Legal Notices

REQUEST FOR COMPETITIVE BIDS

Wallowa County Health Care District Steel Building Construction 601 Medical Parkway, Enterprise, Oregon

Sealed Competitive Bids to provide Steel Building Construction for the Wallowa County Health Care District will be received at Wallowa Memorial Hospital in Enterprise, Oregon, until 2 p.m. on Thursday April 28th. Any bid received after the specified time will not be considered. Bids will be for all parts and labor for construction of a 50' x 75' Rigid Clear span Steel building with metal roof and wall panels, gutters with downspouts, all flashing and trim for a finished watertight structure. Building to be engineered for code required snow and wind loads. Building is to have 6 - 18' wide by 14' tall insulated overhead doors with power openers, 2 - 3' wide insulated personnel doors with closers. Metal wall insulation R-19 with vapor retarder, and metal roof insulation R-30 with vapor retarder. The District will complete site preparation prior to commencement of construction. Site preparation is not included in the Project except for incidental adjustments that may be required to bring the Project to successful completion. Electrical and plumbing will be installed at a later date and are also not included in this Project. The project is subject to the payment of Oregon prevailing wages for Zone 13 (Baker, Union, and Wallowa Counties) pursuant to ORS 279C.800, et seq. Project is targeted to begin on or before June 1, 2022, and is expected to conclude by October 15, 2022 subject to supply availability. Bid documents may be obtained from Joe Wanner, Chief Financial Officer, at (541) 426-5460, or by email at joe.wanner@wchcd.org.

Legal No. 291439 Published: April 14, 19, 2022

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102 Public Notices

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

In the Matter of the Estate of MICHAEL RICHARD JACOBS, Deceased Case No. 22PB02067

NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned personal representative at 808 Adams Avenue, P.O. Box 967, La Grande, Oregon, 97850, within four months after the date of first publication of this notice, or the claims may be barred.

All persons whose rights may be affected by the proceedings may obtain additional information from the records of the Court, the personal representative, or the lawyer for the personal representative, Wyatt S. Baum, Baum Smith LLC, 808 Adams Avenue, P.O. Box 967, La Grande, OR 97850. Dated and first published on April 7, 2022.

PERSONAL REPRESENTATIVE: Vikki Rock P.O. Box 771 La Grande, OR 97850 Phone (541) 910-5004

LAWYER FOR PERSONAL REPRESENTATIVE:

Wyatt S. Baum, OSB No. 111773 Baum Smith, LLC 808 Adams Avenue P.O. Box 967 La Grande, OR 97850 Phone: (541) 963-3104 Fax: (541) 963-9254 email: office@baumsmith.com

Published: April 7, 14, 21, 2022 Legal No.290396

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102 Public Notices

NOTICE OF PUBLIC HEARING

Pursuant to ORS 477.250, notice is hereby given that a public hearing will be held at the Northeast Oregon Forest Protection (NEO) District Office, 611 20th Street, La Grande, Oregon, on April 22, 2022, at 10:00 am, to receive from any interested persons suggestions, advice, objections or remonstrance's to the proposed budget for the forest protection district. A copy of the tentative budget for the Forest Protection District may be inspected during normal working hours. To ensure the broadest range of services to individuals with disabilities, persons disabilities requiring special arrangements should contact Kay Rinker, at 541-786-2288 at least two working days in advance of the scheduled hearing.

OREGON DEPARTMENT OF FORESTRY CAL MUKUMOTO, STATE FORESTER

Legal No. 285397 Published: April 7, 14, 2022

NOTICE TO INTERESTED PERSONS

Sandra Martin has been appointed Personal Representative (hereafter PR) of the Estate of Robert Kohler, Deceased, Probate No. 22PB03065, 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 to the PR at: Mammen & Null, Lawyers, LLC Zachary Nice, 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: April 14, 21, 28, 2022 Legal No. 291664

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TS No. OR08000037-20-1 APN 03S3807DA-8700 to No 200143171-OR-MSO TRUSTEE'S NOTICE OF SALE Reference is made to that certain Trust Deed made by, FADEL N NAHLE as Grantor to EAST-ERN OREGON TITLE as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for FAIRWAY INDEPENDENT MORTGAGE CORPORATION, Beneficiary of the security instrument, its successors and assigns, dated as of March 29, 2017 and recorded on March 31, 2017 as Instrument No. 20171063 and the beneficial interest was assigned to Lakeview Loan Servicing, LLC and recorded March 12, 2020 as Instrument Number 20200823 of official records in the Office of the Recorder of Union County, Oregon to-wit: APN: 03S3807DA-8700 COMMENCING AT A POINT ON THE EAST LINE OF SECOND STREET, 100 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 6 OF ARNOLD'S ADDITION TO LA GRANDE, OREGON, AS ORIGINALLY PLATTED; RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID SECOND STREET, A DISTANCE OF 100 FEET TO A POINT WHICH IS 70.5 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 8 IN BLOCK 5 OF ARNOLD AND DRAY'S ADDITION TO LA GRANDE, OREGON, AS ORIGINALLY PLATTED; THENCE AT RIGHT ANGLES EAST 70 FEET; THENCE SOUTH, PARALLEL WITH AND 70 FEET FROM THE EAST LINE OF SAID SECOND STREET, A DISTANCE OF 103.3 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LAND CONVEYED TO ERVINE C. HUFF AND WIFE (DEED BOOK 143, PAGE 128); THENCE WEST ALONG THE LINE OF SAID HUFF PROPERTY 70 FEET TO THE POINT OF BEGINNING. Commonly known as: 501 2ND STREET, LA GRANDE, OR 97850 Both the Beneficiary, Lakeview Loan Servicing, LLC, and the Trustee, Nathan F. Smith, Esq., OSB #120112, 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 86.735(3) of Oregon Revised Statutes. The default for which the foreclosure is made is the Grantor's failure to pay: Failed to pay payments which became due Monthly Payment(s): 4 Monthly Payment(s) from 09/01/2019 to 12/31/2022 at \$1,194.39 12 Monthly Payment(s) from 01/01/2020 to 12/31/2021 at \$1,219.15 15 Monthly Payment(s) from 01/01/2021 to 03/31/2022 at \$1,204.85 Monthly Late Charge(s): 1 Monthly Late Charge(s) \$347.80 By this reason of said default the Beneficiary has declared all obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit: The sum of \$169,483.33 together with interest thereon at the rate of 4.250000% per annum from August 1, 2019 until paid; plus all accrued late charges thereon; and all Trustee's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the terms of said Trust Deed. Wherefore, notice is hereby given that, the undersigned Trustee will on August 15, 2022 at the hour of 10:00 AM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at the main entrance steps to the Union County Courthouse, 1001 4th St, La Grande, OR 97850 County of Union, 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 86.753 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 or 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. 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 masculine gender includes the feminine and the neuter, the singular includes plural, the word "Grantor" includes any successor in interest to the Grantor as well as any other persons owing an obligation, the performance of which is secured by said Trust Deed, the words "Trustee" and "Beneficiary" includes their respective successors in interest, if any. Dated: 03/31/2022 By: Nathan F. Smith, Esq., OSB #120112 Successor Trustee Malcolm & Cisneros, A Law Corporation Attention: Nathan F. Smith, Esq., OSB #120112 c/o TRUSTEE CORPS 17100 Gillette Ave, Irvine, CA 92614 949-252-8300 Order Number 81538, Pub Dates: 4/14/2022, 4/21/2022, 4/28/2022, 5/5/2022, THE OBSERVER

Published: April 14, 21, 28, May 5, 2022 Legal No. 291431

HOROSCOPES by Stella Wilder
FRIDAY, APRIL 15, 2022 YOUR BIRTHDAY by Stella Wilder
Born today, you are an adventurous soul who enjoys nothing more than trying that which has not yet been tried and doing those things that have proven too difficult, complex or elusive for anyone else to succeed at. You love a good puzzle, and you will set about solving all manner of them, large or small, with a kind of childlike enthusiasm -- and whether or not you find a solution to this, that or the other, you will always enjoy the process and learn from it, too.
SATURDAY, APRIL 16
ARIES (March 21-April 19) -- You may be reluctant to request anything from someone in charge today, but you'll not enjoy the success you seek without such assistance.
TAURUS (April 20-May 20) -- You may have to take a pass today and let someone else do what you had hoped to do. Very soon you'll see this is a positive development.
GEMINI (May 21-June 20) -- You can enjoy the results of an inspired moment of inspiration today. Others are likely to reward you individually in ways you had not anticipated.
CANCER (June 21-July 22) -- You may have to protect yourself in a manner you had not foreseen, but any such action you take will be effective today. Warn others.
LEO (July 23-Aug. 22) -- You are likely to be reminded of something that happened some time ago that left you in a funk -- but today you'll be able to avoid any such reaction.
VIRGO (Aug. 23-Sept. 22) -- The work you are doing will be judged on its merits, and not on any mistake you may have made in the past. That episode is behind you now.
LIBRA (Sept. 23-Oct. 22) -- You're not going to have all the facts necessarily, but you should be able to fill in any gaps in your knowledge with instinct and experience.
SCORPIO (Oct. 23-Nov. 21) -- You'll have a distinct advantage over a certain rival today -- but you may not know exactly how or why. That needn't stop you, however!
SAGITTARIUS (Nov. 22-Dec. 21) -- What you see or hear today may differ dramatically from what you expected -- but your perspective may be somewhat skewed. Investigate.
CAPRICORN (Dec. 22-Jan. 19) -- You may realize quite suddenly today that you're heading in the wrong direction -- despite signs to the contrary. Your instincts are keen.
AQUARIUS (Jan. 20-Feb. 18) -- You know what it is you want for your trouble today, and you're not willing to compromise. Unfortunately, a rival has other ideas.
PISCES (Feb. 19-March 20) -- You'll be tempted to respond in the affirmative to an unusual proposition, but the reality of the situation instructs you otherwise.

FRIDAY, APRIL 15, 2022 CROSSWORD PUZZLER

- ACROSS
1 Met a poker bet
4 Mail a package
8 Not pretty
12 Blue or green
13 Circus arena
14 Don Juan
15 Put 2 and 2 together
16 TV's Hawkeye
17 Test version
18 Tight
20 Bright beam
21 — -Magnon
22 Play on words
23 "Star Trek" physician
26 Math course
30 Grassland
31 Ironic
32 Bagel partner
33 Dullness
36 Starbucks order
38 Old oath
39 Watch chain
40 Deer feet
43 Woodwind instrument
47 Kibble co.
48 T-men
49 Reporter's question
50 Take care of a child
51 Not into the wind
52 Kitchen topper
53 Blockhead
54 Little kids
55 Brillo rival
DOWN
1 Phony
2 Import vehicle
3 Unites
4 Like cloudless nights
5 Word of welcome
6 A famous 500
7 Harper Valley org.

Answer to Previous Puzzle

AWED UHUH VIN
HOLY RITA ATE
AKIN GEAR LET
AVE POEMS
LLAMA DOOR
AUTO ZEN BOLE
MAO ELY DUE
BUMP SIX HONK
RATS AURAS
NAPES URL
ORO SOAR LARK
REL ARIA EDIE
MAL YELL DEAN

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- 8 Polished
9 Travels
10 Troubadour prop
11 Date part
19 Novelist Umberto —
20 Tote
22 Operate a ferry
23 Sammy Sosa's org.
24 Business VIP
25 Wheels
26 Limb
27 Deli order
28 Nonsense
29 Guitar, slangily
31 Deep distress
34 Diligence
35 Put down, slangily
36 Tax write-offs
37 Stomach muscles
39 Grew dim
40 Like a rock
41 Diet spread
42 Silica mineral
43 Lugosi of "Dracula"
44 Night flyers
45 Pittsburgh river
46 Gets sleepy
48 Grease

Grid for crossword puzzle with numbers 1-55 indicating starting positions for clues.

TRUSTEE'S NOTICE OF SALE T.S. No.: OR-21-896888-BB

Reference is made to that certain deed made by, DONNA A. SABEY F/K/A DONNA A. ALSUP, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY as Grantor to FIRST AMERICAN TITLE INSURANCE COMPANY, as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GATEWAY MORTGAGE GROUP, LLC, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 4/16/2018, recorded 4/17/2018, in official records of UNION County, Oregon as fee/file/instrument/microfilm/reception number 20181109 and subsequently assigned or transferred by operation of law to Gateway Mortgage Group, A Division of Gateway First Bank covering the following described real property situated in said County, and State. APN: 03S3807AB-11600 2501 COMMENCING AT THE NORTHWEST CORNER OF LOT 12 IN BLOCK 4 OF WISDOM'S ADDITION TO LA GRANDE, UNION COUNTY, OREGON, ACCORDING TO THE RECORDED PLAT OF SAID ADDITION; RUNNING THENCE, EAST 40 FEET; THENCE, SOUTH 110 FEET; THENCE, WEST 40 FEET; THENCE, NORTH 110 FEET TO THE POINT OF BEGINNING. BEING THE WEST 40 FEET OF LOTS 11 AND 12, AND THE WEST 40 FEET OF THE NORTH 30 FEET OF LOT 10 IN SAID BLOCK. Commonly known as: 502 M AVENUE, LA GRANDE, OR 97850 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: \$11,218.66 TOTAL REQUIRED TO PAYOFF: \$116,669.01 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 12/1/2020, 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 beneficiary's 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 7/14/2022 at the hour of 1:00 PM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, At the Front Entrance to the Union County Courthouse, located at 1105 K Avenue, La Grande, OR 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 DONNA SABEY 502 M Avenue La Grande, OR 97850 Original Borrower For Sale Information Call: 800-280-2832 or Login to: www.auction.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-21-896888-BB Dated: 3/7/2022 Quality Loan Service Corporation of Washington 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 #0177193 4/7/2022 4/14/2022 4/21/2022 4/28/2022

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Legal No. 285422