

101 Legal Notices

NOTICE OF BUDGET HEARING
A public meeting of the Baker Valley Vector Control District will be held on June 29th, 2022 at 1:00 pm at the Baker Valley Vector Control District office, 19611 S. Airport Lane, Baker City, Oregon 97814.

Contact: Matt Hutchinson, Manager Telephone: 541-523-1151 Email: bvvecd@thegeo.net

Table with 4 columns: Resource Description, Actual Amount 2020-21, Adopted Budget This Year 2021-22, Approved Budget Next Year 2022-23. Includes rows for TOTAL OF ALL FUNDS, Personnel Services, Materials and Services, etc.

Table with 4 columns: Name of Organizational Unit or Program, FTE for that unit or program, Rate or Amount Imposed, Rate or Amount Approved. Includes rows for General Fund, Non-Departmental / Non-Program, etc.

Table with 4 columns: Rate or Amount Imposed, Rate or Amount Approved. Includes rows for Permanent Rate Levy, Local Option Levy, Levy For General Obligation Bonds.

Legal No. 304760
Published: June 23, 2022

101 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

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

Table with 5 columns: Reference #, Description, Back Taxes and Estimated County Expenses, Real Market Value from Tax Roll, Minimum Bid. Includes rows for 15302, 9680.

Section C. The following conditions and terms of sale are required for the property being sold: 1. 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.

Section D. Sale of listed property shall take place on August 9, 2022 at 10:00 a.m. on the steps of the Baker County Courthouse, 1995 Third Street, Baker City, Oregon. Done and Dated this 15th day of June 2022.

BAKER COUNTY BOARD OF COMMISSIONERS
William "Bill" Harvey, Commission Chair
Mark E. Bennett, Commissioner
Bruce A. Nichols, Commissioner

Legal No. 304423
Published: June 23, 30, July 7, 14, 2022

101 Legal Notices

NOTICE OF BUDGET HEARING
A public meeting of the North Powder School District 8J will be held on June 28, 2022 at 7:00 pm in the District Spanish Room. The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2022 as approved by the North Powder School District 8J Budget Committee.

Contact: Lance Dixon, Superintendent Telephone: 541-898-2244 Email: Lance.Dixon@npowdersd.org

Table with 4 columns: Resource Description, Actual Amount Last Year 2020-21, Adopted Budget This Year 2021-22, Approved Budget Next Year 2022-23. Includes rows for TOTAL OF ALL FUNDS, Salaries, Other Associated Payroll Costs, etc.

Table with 4 columns: Name of Organizational Unit or Program, FTE for that unit or program, Rate or Amount Imposed, Rate or Amount Approved. Includes rows for 1000 Instruction, 2000 Support Services, 3000 Enterprise & Community Service, etc.

Table with 4 columns: Rate or Amount Imposed, Rate or Amount Approved. Includes rows for Permanent Rate Levy, Local Option Levy, Levy For General Obligation Bonds.

Table with 2 columns: Estimated Debt Outstanding, Estimated Debt Authorized, But Not Incurred on July 1. Includes rows for General Obligation Bonds, Other Bonds, Other Borrowings, Total.

Published: June 23, 2022
Legal No. 305010

101 Legal Notices

101 Legal Notices

PUBLIC NOTICE
The budget hearing for the Wallowa Union Railroad will take place at 4:30, June 27, 2022 at the Elgin Depot located at 300 Depot Street, Elgin Oregon. The purpose of the meeting is for the WURA Board of Directors to adopt the approved Wallowa Unon Railroad budget for the fiscal year 2022-2023. The proposed budget is attached.

Table with multiple columns: Resource Description, Budget Fiscal Yr Year 2022-2023 (Prepared by Budget Officer, Approved by Budget Committee, Adopted by Governing Body). Includes rows for Beginning Fund Balance, Net Working Capital, Interest, etc.

Published: June 23, 2022
Legal No. 304965

101 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

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.

Table with 5 columns: Reference #, Description, Back Taxes and Estimated County Expenses, Real Market Value from Tax Roll, Minimum Bid. Includes row for 9680.

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

1. 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.
2. 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 property shall take place on Tuesday, July 12, 2022 at 10:00 a.m. on the steps of the Baker County Courthouse, 1995 Third Street, Baker City, Oregon.

Done and Dated this 18 th day of May, 2022.

BAKER COUNTY BOARD OF COMMISSIONERS
William "Bill" Harvey, Commission Chair
Mark E. Bennett, Commissioner
Bruce A. Nichols, Commissioner

Legal No. 300975
Published: June 2, 9, 16, 23, 2022

102 Public Notices

TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by David L. Cernazanu, whose address is 3435 8th Drive, Baker City, OR 97814 as grantor to Amerititle, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Mann Mortgage, LLC dba Allied Mortgage Resource, its successors and assigns, as named Beneficiary, dated October 5, 2018, recorded October 5, 2018, in the mortgage records of Baker County, Oregon, as Instrument No. B18410015, PennyMac Loan Services, LLC is the present Beneficiary as defined by ORS 86.705(2), as covering the following described real property: as covering the following described real property: Lot 19 and the North half of Lot 20, Block 2, BLUE MOUNTAIN PARK SUBDIVISION NO. 1, in Baker City, County of Baker and State of Oregon. COMMONLY KNOWN AS: 3435 8th Drive, Baker City, OR 97814. Both the beneficiary and the trustee 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 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Monthly payments in the sum of \$1,345.54, from June 1, 2020, monthly payments in the sum of \$1,378.17, from December 1, 2020, monthly payments in the sum of \$1,381.17, from August 1, 2021 and monthly payments in the sum of \$1,474.37, from November 1, 2021, plus prior accrued late charges in the amount of \$841.00, plus the sum of \$963.92 for advances, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

By reason of said default the beneficiary has declared all sums owing on the obligation that the trust deed secures immediately due and payable, said sum being the following, to-wit: \$196,794.50, together with accrued interest in the sum of \$18,710.46 through May 2, 2022, together with interest thereon at the rate of 4.75% per annum from May 3, 2022, plus prior accrued late charges in the amount of \$841.00, plus the sum of \$6,668.57 for advances, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns. WHEREFORE, notice hereby is given that the undersigned trustee will on September 14, 2022, at the hour of 10:00 AM PT, in accord with the standard time established by ORS 187.110, at the front entrance of the Baker County Courthouse, located at 1995 3rd Street, in the City of Baker City, OR, County of Baker, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor has or had power to convey at the time of the execution of 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 to any person named in ORS 86.778 that the right exists, at any time that is not later than five days before the date lastset for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by paying to the beneficiary of the entire amount due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default comprised of herein that is capable of being cured by tendering the performance required under the obligations 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 fees and attorney's fees not exceeding the amounts provided by said ORS 86.778. Notice is further given that reinstatement or payoff quotes requested pursuant to ORS 86.786 and ORS 86.789 must be timely communicated in a written request that complies with that statute, addressed to the trustee's "Reinstatements/Payoffs - ORS 86.786" either by personal delivery or by first class, certified mail, return receipt requested, to the trustee's address shown below. Due to potential conflicts with federal law, persons having no record legal or equitable bid in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, www.logs.com/janeway_law_firm. In construing this notice, the masculine gender includes the feminine and the neuter, 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. Also, please be advised that pursuant to the terms stated on the Deed of Trust and Note, the beneficiary is allowed to conduct property inspections while property is in default. This shall serve as notice that the beneficiary shall be conducting property inspections on the said referenced property. 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 methamphetamine, 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. The Fair Debt Collection Practice Act requires that we state the following: This is an attempt to collect a debt, and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings: This shall not be construed to be an attempt to collect the outstanding indebtedness or hold you personally liable for the debt.

Dated: 05-06-2022
Trustee
JANEWAY LAW FIRM, LLC, Successor
1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683 www.logs.com/janeway_law_firm
Telephone: (360) 260-2253
Toll-free: 1-800-970-5647
JLF 21-127293

Legal No. Published: 299195 June 2, 9, 16, 23, 2022

102 Public Notices