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Baker County Circuit Court Case No. 22PB07702 Decedent: Roger D. Patton Personal Representative: Thaya D. Patton Claims against the estate shall be made to David James Robinson, Attorney 217 S. Main St. Toledo, OR 97391

All persons having claims against the estate shall present them within four months after the date of the first publication of the notice to the attorney for the personal representative by mail to 217 S. Main St. Toledo, OR 97391 or they may be barred.

Date of first publication: September 1, 2022. All persons whose rights may be affected by the proceeding may obtain additional information from the records of the court, the personal representative, or the attorney for the personal representative.

David James Robinson, Attorney OSB #094887 www.davidjamesrobinson.com 217 S. Main St. Toledo, OR 97391 541-336-2257

Legal No. 315414 Published: September 1, 8, 15, 2022

BUY IT SELL IT FIND IT IN CLASSIFIED Call The Observer or The Baker City Herald

House need new paint? The Service Directory is the place to look.

STATE OF OREGON FOR THE COUNTY OF UNION Court Case#: 19CV48758 Sheriff's Case#: CP22-1046 NOTICE OF SHERIFF'S SALE (Real Property) On OCTOBER 11, 2022, at the hour of 12:00 pm, at the Union County Sheriff's Office, 1109 K Ave, La Grande, OR, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Union County Sheriff's Office, subject to redemption, located in Union County, Oregon to wit: in the following described real property: LOT EIGHT (8) OF BLOCK NINE (9) OF CHAPLIN'S ADDITION TO LA GRANDE, UNION COUNTY, OREGON, ACCORDING TO THE RECORDED PLAT OF SAID ADDITION. Commonly known as 1101 C Ave., La Grande, OR 97850.

Said sale is made pursuant to a Writ of Execution of Foreclosure dated July 15, 2022, issued out of the Circuit Court of the State of Oregon for the County of Union where OREGON HOUSING & COMMUNITY SERVICE is plaintiff, and RICHARD R. WORDEN, NICOLE M WORDEN; OCCUPANTS OF THE PROPERTY is defendant. NOTICE TO DEBTOR You should be careful about offers to sell rights to surplus funds. You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, a provided in ORS 18.950(4). If you transfer or sell your right to redemption, you might not have the right to surplus funds.

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY Before bidding at the sale, a prospective bidder should independently investigate: (a) The priority of the lien or interest of the judgment creditor; (b) Land use laws and regulations applicable to the property; (c) Approved uses for the property; (d) Limits on farming or forest practices on the property; (e) Rights of neighboring property owner; and (f) Environmental laws and regulations that affect the property.

Conditions of Sale: All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without proof of sufficient funds, or that have not qualified before the start of the auction, will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to Union County Sheriff will be accepted. Payment must be made in full immediately upon conclusion of the sale. Only the judgment creditor who obtained the writ may credit bid up to the Writ amount plus allowable costs. The judgment creditor must have cash in hand for any difference above the amount of the Writ and allowable costs.

CODY BOWEN, SHERIFF Union, Oregon By: Deputy Kati Heath Published: September 1, 8, 15, 22, 2022 Legal No. 315689

CLASSIFIEDS Mean Cash

In the Circuit Court of the State of Oregon, for the County of Baker In the Matter of the Estate of William Dennis Moragne, Deceased. Case No. 22PB07185

NOTICE IS HEREBY GIVEN that Robert Gaslin has been appointed and has qualified as the Personal Representative of the Estate. All persons having claims against the Estate are hereby required to present the same to the Personal Representative, with proper vouchers, at the law offices of Intermountain Law, P.C., 2189 N Whitley Drive, Fruiland, ID 83619, within four months from the date of the first publication of this Notice, or they may be barred. All persons whose rights may be affected by the proceedings in this Estate may obtain additional information from the records of the Court, the Personal Representative or the attorney for the Personal Representative.

Dated and first published this 18th day of August, 2022.

Robert Gaslin, Personal Representative Ryan H. Holden, OSB#130044 Attorney for Personal Representative Intermountain Law, PC 2189 N Whitley Drive Fruiland, ID 83619

Legal No. 313162 Published: August 18, 25, September 1, 2022

STORAGE UNIT AUCTION ABC Storesall 41298 Chico Road Baker City, Oregon 97814 Auction: 10 AM on Saturday September 10, 2022

Description of Property: Household, personal items, and misc. Property Owner: Todd Hensen Amount Due: \$505 Unit # F24

Description of Property: Camper, personal items, and misc. Property Owner: Sean Taylor Amount Due: \$250 Unit # E12

Description of Property: Household, personal items, and misc. Property Owner: Dixie Birdsong Amount Due: \$280 Unit # F53

Foreclosures under ORS 87.669-87.691

Legal No. 314223 Published: August 25, September 1, 8, 2022

FIND IT IN THE CLASSIFIED ADS Whatever you're looking for, classified ads can help.

Check out our classified ads.

STATE OF OREGON FOR THE COUNTY OF UNION Court Case# 19CV1195 Sheriff's Case# CP22-0970 NOTICE OF SHERIFF'S SALE (Real Property)

On October 4, 2022, at the hour of 10:00 am, at the Union County Sheriff's Office, 1109 K Ave, La Grande, OR., I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Union County Sheriff's Office, subject to redemption, located in Union County, Oregon to wit: in the following described real property: DESCRIBED IN THE DEED OF TRUST AS: LOT NUMBERED EIGHTEEN (18) AND THE WEST TEN (10) FEET OF LOT NUMBERED SEVENTEEN (17) IN BLOCK NUMBERED NINETEEN (19) OF R=PREDMORE ADDITION TO LA GRANDE, UNION COUNTY, OREGON, ACCORDING TO THE RECORDED PLAT OF SAID ADDITION.

AND MORE ACCURATELY DESCRIBED AS: LOT 18 AND THE WET 10 FEET OF LOT 17, IN BLOCK 19 OF PREDMORE ADDITION TO LA GRANDE, UNION COUNTY, OREGON, ACCORDING TO THE RECORDED PLAT OF SAID ADDITION. And commonly known at 1417 X Avenue, La Grande, OR 97850.

Said sale is made pursuant to a Writ of Execution of Foreclosure dated: July 26, 2022, issued out of the Circuit Court of the State of Oregon for the County of Union where NATIONSTART MORTGAGE LLC D/B/A MR. COOPER is plaintiff, and PATRICK K. EDVALSON; DAWN E. EDVALSON; BANK OF AMERICA, N.A.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THE BANK OF NEW YORK MELLON FKA, THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE OF BEHALF OF THE CERTIFICATEHOLDERS OF THE CWHEQ, INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2005-G; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION; STATE OF OREGON; PORTFOLIO RECOVERY ASSOCIATES, LLC; PARTIES IN POSSESSION is defendant.

NOTICE TO DEBTOR: You should be careful about offers to sell rights to surplus funds. You may have a right to surplus funds remaining after payment of costs and satisfaction of judgment, as provided in ORS 19.950(4). If you transfer or sell your right to redemption, you might not have the right to surplus funds.

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY: Before bidding at the sale, a prospective bidder should independently investigate: (a) The priority of the lien or interest of the judgment creditor; (b) Land use laws and regulations applicable to the property; (c) Approved uses for the property; (d) Limits on farming or forest practices on the property; (e) Rights of neighboring property owners; and (f) Environmental laws and regulations that affect the property.

Conditions of Sale: All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without proof of sufficient funds, or that have not qualified before the start of the auction, will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to Union County Sheriff will be accepted. Payment must be made in full immediately upon conclusion of the sale. Only the judgment creditor who obtained the writ may credit bid up to the Writ amount plus allowable costs. The judgment creditor must have cash in hand for any difference above the amount of the Writ and allowable costs.

CODY BOWEN, SHERIFF Union, Oregon By Deputy Kati Heath Published: August 25, September 1, 8, 15, 2022 Legal No. 314183



Baker City Herald | The Observer

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TRUSTEE'S NOTICE OF SALE

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.771, the following information is provided:

- 1. PARTIES: Grantor: ALVIN D. MONTGOMERY AND ARLENE M. MONTGOMERY Trustee: EASTERN OREGON TITLE, INC Successor Trustee: NANCY K. CLARK Beneficiary: UMPQUA BANK
2. DESCRIPTION OF PROPERTY: The real property is described as follows: The west half of Lot 18 and all of Lot 19, in Block 154 of CHAPLIN'S ADDITION to La Grande, Union County, Oregon, according to the recorded plat of said addition.
3. RECORDING. The Trust Deed was recorded as follows: Date Recorded: August 7, 2019 Recording No. 20192116 Official Records of Union County, Oregon
4. DEFAULT. The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$762.83 each, due the first of each month, for the months of October 2019 through January 2020; plus monthly payments at the new payment amount of \$762.40 each, due the first of each month, for the months of February 2020 through May 2022; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.
5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$108,109.00; plus interest at the rate of 4.125% per annum from September 1, 2019; plus late charges of \$524.00; plus advances and foreclosure attorney fees and costs.
6. SALE OF PROPERTY. The Trustee hereby states that the property will be sold to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Union County, Oregon.
7. TIME OF SALE. Date: October 27, 2022 Time: 11:00 a.m. Place: David Chaplin Building, 1001 Fourth Street, La Grande, Oregon
8. RIGHT TO REINSTATE. Any person named in ORS 86.778 has the right, at any time that is not later than five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.778.

NOTICE REGARDING POTENTIAL HAZARDS (This notice is required for notices of sale sent on or after January 1, 2015.) 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.

You may reach the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 800-452-7636 or you may visit its website at: www.osbar.org. Legal assistance may be available if you have a low income and meet federal poverty guidelines. For more information and a directory of legal aid programs, go to http://www.oregonlawhelp.org.

Any questions regarding this matter should be directed to Lisa Summers, Paralegal, (541) 686-0344 (TS #3005731286).

DATED: May 27, 2022. Nancy K. Cary, Successor Trustee, Hershner Hunter, LLP, P.O. Box 1475, Eugene, OR 97440

Published: August 18, 25, September 1, 8, 2022 Legal No. 313175

FRIDAY, SEPTEMBER 2, 2022

CROSSWORD PUZZLER

- ACROSS 1 Agent 4 Tibetan gazelle 7 Cookie Bumstead's neighbor 11 Used a hatchet 13 Pantyhose ruiner 14 No longer in force 15 Boo and hiss 16 Samovar 17 Kon-Tiki Museum site 18 Alleges 20 Shorten, maybe 21 Utility closet item 22 "Parental Control" network 23 Khartoum's land 26 Amuses 30 I, to Claudius 31 Careless 32 "Ooh" companion 33 Fastest animal 36 Prize marble 38 — cit. (footnote abbr.) 39 Make tracks 40 Vast expanse 43 Left at the altar 46 Decree 47 Coiled hairdo 48 Trolley 50 Cabb'y's take 51 Unit of energy 52 Simple toy (hyph.) 53 Auction shout 54 Do batik 55 Cry
DOWN 1 British rule in India 2 Board mem. 3 Remove the rind 4 Sourpuss 5 What we have 6 Ms. Jillian 7 Develop 8 Finished last 9 Distance measure 10 Smell 12 Pulitzer category 19 Charged particle 20 Off-road vehicle 22 Word in a recipe 23 Min. fraction 24 "Yuck!" 25 Mother rabbit 26 Morse code dash 27 Type of doll 28 — chi ch'uan 29 That girl 31 Fond du —, Wis. 34 Overjoyed 35 Cargo unit 36 Catch a bug 37 J. Paul — 39 Gate pivot 40 Switch positions 41 Aloha, in Rome 42 Tarzan's title 43 Group of peers 44 Piccadilly statue 45 "The Banana Boat Song" (hyph.) 47 Truck's "trunk" 49 Horde

Answer to Previous Puzzle

Sub Gas Davy Nina Amy Ache Anti Bur Rife Veils Lined Ewe Tread Inc Yogurt Grayer Ebon Poem Wig Abets Fur Gruel Tulle File Alf Cone Aced Tea Load Bess Sty Ads

Grid for crossword puzzle with numbers 1-55.