

101 Legal Notices

101 Legal Notices

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) ORDER NO. 2022-141
 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.
Section B.

Reference #	Description	Back Taxes and Estimated County Expenses	Real Market Value from Tax Roll	Minimum Bid
2441	Bare Land on 15 th St Baker City, OR 97814	Back Taxes, Interest & Fees: \$3,764.72 Est. Expenses: \$1,200.00 Total: \$4,964.72	Land: \$37,700.00 Structure: \$0.00 Total: \$37,700.00	\$20,000.00
2442	Bare Land on Corner of Court & 15 th St Baker City, OR 97814	Back Taxes, Interest & Fees: \$3,938.17 Est. Expenses: \$1,200.00 Total: \$5,138.17	Land: \$39,230.00 Structure: \$0.00 Total: \$39,230.00	\$20,000.00
18085	Bare Land off Sumpter Valley Hwy Sumpter, OR 97877	Back Taxes, Interest & Fees: \$2,644.99 Est. Expenses: \$1,200.00 Total: \$3844.99	Land: \$27,740.00 Structure: \$0.00 Total: \$27,740.00	\$18,000.00

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 Monday, January 9, 2023 at 10:00 a.m. on the steps of the Baker County Courthouse, 1995 Third Street, Baker City, Oregon.
 Done and Dated this 2nd day of November, 2022.

BAKER COUNTY BOARD OF COMMISSIONERS

 William "Bill" Harvey, Commission Chair

 Mark E. Bennett, Commissioner

 Bruce A. Nichols, Commissioner

Legal No. 327749
 Published: November 19, 26, December 3, 10, 2022

102 Public Notices

102 Public Notices

102 Public Notices

TRUSTEE'S NOTICE OF SALE

T.S. No.: **OR-22-944904-SW** Reference is made to that certain deed made by, **MICHAEL R BARBER AND SHEANA BARBER, HUSBAND AND WIFE** as Grantor to EASTERN OREGON TITLE INC, as trustee, in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., ("MERS") AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC., ITS SUCCESSORS AND ASSIGNS**, as Beneficiary, dated **12/18/2020**, recorded 12/22/2020, in official records of UNION County, Oregon in book/reel/volume No. and/or as fee/instrument/microfilm/reception number 20204485 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: 12815 01N3915BD-3501 THE NORTH 5 FEET OF LOT 21 AND ALL OF LOTS 22, 23, AND 24 IN BLOCK 11 OF NORTH ELGIN, AN ADDITION TO THE CITY OF ELGIN, UNION COUNTY, OREGON, ACCORDING TO THE RECORDED PLAT THEREOF; ALSO THE FOOTAGE ACCRUING TO SAID LOTS BY REASON OF VACATION OF THE ALLEY RUNNING NORTH AND SOUTH THROUGH SAID BLOCK. ALSO, ALL THAT PORTION OF THE SOUTH 10 FEET OF DETROIT STREET ACCRUING TO SAID LOT 24 BY REASON OF THE VACATION ORDINANCE NO. 9, SERIES 1975 OF THE CITY OF ELGIN, RECORDED SEPTEMBER 29, 1975 AS MICROFILM DOCUMENT NO. 57857, RECORDS OF UNION COUNTY, OREGON.** Commonly known as: 1380 DETROIT ST, 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: \$28,069.48 TOTAL REQUIRED TO PAYOFF: \$258,750.30** 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 3/1/2021, 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 **2/6/2023** 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 **MICHAEL BARBER 1380 DETROIT ST ELGIN, OR 97827 Original Borrower SHEANA BARBER 1380 DETROIT ST ELGIN, OR 97827 For Sale Information Call: 855-882-1314 or Login to: 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 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. 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-22-944904-SW Dated: 9/28/2022 **Quality Loan Service Corporation of Washington, as Trustee** Signature By: **Tianah Schrock, Assistant Secretary** Trustee's Mailing Address: Quality Loan Service Corp. of Washington 108 1 st Ave South, Suite 450, Seattle, WA 98104 Toll Free: (866) 925-0241 Trustee's Physical Address: Quality Loan Service Corp. of Washington 108 1 st Ave South, Suite 450, Seattle, WA 98104 Toll Free: (866) 925-0241 IDSPub #0181363 10/29/2022 11/5/2022 11/12/2022 11/19/2022

Published: October 29, November 5, 12, 19, 2022
 Legal No. 320652



102 Public Notices

102 Public Notices

102 Public Notices

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

OLD WEST FEDERAL CREDIT UNION, Case No. 22CV29737
 Plaintiff,
 vs.
 DONALD W. GLERUP; and PARTIES IN POSSESSION OR CLAIMING A RIGHT TO POSSESSION. PUBLISHED SUMMONS
 Defendants.

NOTICE TO DEFENDANT: PARTIES IN POSSESSION OR CLAIMING A RIGHT TO POSSESSION. READ THESE PAPERS CAREFULLY!

You must "appear" in this case or the other side will win automatically. To "appear" you must file with the Court, a legal paper called a "Motion" or "Answer." The "Motion" or "Answer" must be given to the Court Clerk or Administrator within 30 days of the date of first publication specified herein along with the required filing fee. It must be in proper form and have proof of service on the Plaintiffs' attorney or, if the Plaintiffs do not have an attorney, proof of service on the Plaintiffs.

If you have any questions, you should see an attorney immediately. If you need help in finding an attorney, you may contact the Oregon State Bar's Lawyer Referral Service online at www.oregonstatebar.org or by calling (503) 684-3763 (in the Portland metropolitan area) or toll free elsewhere in Oregon at (800) 452-7636.
 This Summons was first published on November 12, 2022.

If you fail to appear and answer, Plaintiffs will apply to the court for the relief demanded in the Complaint.

This Complaint claims that there is a default of a Promissory Note secured by a Trust Deed on real property located in Union County, Oregon, more fully described in the Complaint and seeks foreclosure of the Trust Deed.

David M. Blanc, OSB #860170
 Attorney for Plaintiff
 The Blanc Firm, LLC
 132 S.E. Court Avenue
 Pendleton, Oregon 97801
 Tel: (541) 215-4810; Fax: (541)215-6609
 Email: dblank@blancfirm.com

Published: November 12, 19, 26, December 3, 2022
 Legal No. 327324

102 Public Notices

102 Public Notices

102 Public Notices

TRUSTEE'S NOTICE OF SALE TS NO.: 22-63699 Reference is made to that certain Deed of Trust (hereinafter referred as the Trust Deed) made by DAVID CHRISTOPHER GRASHOFF as Grantor to EASTERN OREGON TITLE, as trustee, in favor of Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for DIRECTORS MORTGAGE, INC., beneficiary of the security instrument, its successors and assigns, as Beneficiary, dated 3/20/2019, recorded 3/26/2019, as Instrument No. 20190727, The subject Deed of Trust was modified by Loan Modification Agreement recorded as Instrument 20214249 and recorded on 11/04/2021. in mortgage records of Union County, Oregon covering the following described real property situated in said County and State, to-wit: LOTS 8, 9 AND 10 IN BLOCK 38 OF RIVERSIDE ADDITION TO LA GRANDE, UNION COUNTY, OREGON, ACCORDING TO THE RECORDED PLAT OF SAID ADDITION. ALSO, A 10-FOOT STRIP OF LAND LYING IMMEDIATELY SOUTH OF AND ADJACENT TO SAID LOTS WHICH ACCRUED THERETO BY REASON OF THE CITY OF LA GRANDE VACATION ORDINANCE NO. 2797, SERIES 1990, RECORDED AUGUST 28, 1990, AS MICROFILM DOCUMENT NO. 134524, RECORDS OF UNION COUNTY, OREGON. The street address or other common designation, if any for the real property described above is purported to be: 401 LANE AVENUE, LA GRANDE, OREGON 97850 The Tax Assessor's Account ID for the Real Property is purported to be: 03S3806AB-2700 /1570 Both the beneficiary and the trustee, ZBS Law, LLP have elected to foreclose the above referenced Trust Deed and sell the said real property to satisfy the obligations secured by the Trust Deed and a Notice of Default and Election to Sell has been recorded pursuant to ORS 86.752(3). All right, title, and interest in the said described property which the grantors had, or had power to convey, at the time of execution of the Trust Deed, together with any interest the grantors or their successors in interest acquired after execution of the Trust Deed shall be sold at public auction to the highest bidder for cash to satisfy the obligations secured by the Trust Deed and the expenses of sale, including the compensation of the trustee as provided by law, and the reasonable fees of trustee's attorneys. The default for which the foreclosure is made is: The monthly installment of principal and interest which became due on 4/1/2022, late charges, and all subsequent monthly installments of principal and interest. You are responsible to pay all payments and charges due under the terms and conditions of the loan documents which come due subsequent to the date of this notice, including, but not limited to, foreclosure trustee fees and costs, advances and late charges. Furthermore, as a condition to bring your account in good standing, you must provide the undersigned with written proof that you are not in default on any senior encumbrance and provide proof of insurance. Nothing in this notice should be construed as a waiver of any fees owing to the beneficiary under the deed of trust, pursuant to the terms and provisions of the loan documents. The amount required to cure the default in payments to date is calculated as follows: From: 4/1/2022 Total of past due payments: \$9,474.64 Additional charges (Taxes, Insurance, Corporate Advances, Other Fees): \$510.00 Trustee's Fees and Costs: \$2,240.00 Total necessary to cure: \$12,224.64 Please note the amounts stated herein are subject to confirmation and review and are likely to change during the next 30 days. Please contact the successor trustee ZBS Law, LLP, to obtain a "reinstatement" and or "payoff" quote prior to remitting funds. By reason of said default the beneficiary has declared all sums owing on the obligation secured by the Trust Deed due and payable. The amount required to discharge this lien in its entirety to date is: \$214,192.50 Said sale shall be held at the hour of 1:00 PM on 2/23/2023 in accord with the standard of time established by ORS 187.110, and pursuant to ORS 86.771(7) shall occur at the following designated place: Front Entrance of the Union County Courthouse, 1105 K Avenue, La Grande, OR 97850 Other than as shown of record, neither the said beneficiary nor the said trustee have 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(s) in interest to the grantors or of any lessee or other person in possession of or occupying the property, except: NONE Notice is further given that any person named in ORS 86.778 has the right, at any time prior to five days before the date last set for sale, to have this foreclosure proceeding 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) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation(s) of the 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 the trustee's and attorney's fees not exceeding the amounts provided by ORS 86.778. The mailing address of the trustee is: ZBS Law, LLP5 Centerpointe Dr., Suite 400 Lake Oswego, OR 97035(503) 946-6558 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" include their respective successors in interest, if any. 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. Dated: 10/12/2022 ZBS Law, LLP By: Bradford Ellis Klein, OSB #165784 ZBS Law, LLP Authorized to sign on behalf of the trustee A-4762780 11/19/2022, 11/26/2022, 12/3/2022, 12/10/2022

Published: November 19, 26, December 3, 10, 2022
 Legal No. 327760

MONDAY, NOVEMBER 21, 2022
CROSSWORD PUZZLER

ACROSS

1 Bird enclosure
 5 Old clothes
 9 List abbr.
 12 Drama
 13 Say frankly
 14 Monsieur's wine
 15 Not green
 16 Ms. McEntire
 17 Motel of yore
 18 Bank worker
 20 Fountain fare
 22 Auricle
 23 Cosmonaut's lab
 24 "Rob Roy" author
 27 Guru's mantra
 28 Roughen from cold
 32 Hot drink
 33 Put into law
 36 Give — shot
 37 Feudal worker
 39 Extra work, briefly

40 Made a decision
 42 Spanish article
 44 Contains
 45 Pas de —
 47 Officers-to-be
 50 Alert color
 51 Stravinsky or Sikorsky
 53 Eurasian range
 55 Seine moorage
 56 "Great" dog
 57 Allot
 58 Hr. fraction
 59 Antlered animals
 60 Sarge's pooch

DOWN

1 EMT technique
 2 Touched down
 3 Stare open-mouthed
 4 Grommet
 5 More scarce
 6 Assert positively

Answer to Previous Puzzle

11-21-22 © 2022 UFS, Dist. by Andrews McMeel for UFS

7 Swabbie
 8 Hindu sage
 9 Malevolent
 10 Dye
 11 Cooper's channel
 19 Not on time
 21 Circle part
 23 XXI times C
 24 Peter and Paul, e.g.
 25 Average grade
 26 Rowboat need
 27 Mare's tidbit
 29 Big success
 30 Ignored a diet
 31 Note-taker's need
 34 Negatives
 35 Garden dweller
 38 Winter complaint
 41 Not real
 43 Water or rust
 44 Long-eared animals
 45 Salami vendor
 46 Biblical garden
 47 Bop on the head
 48 Quick pace
 49 Road de-icer
 50 Tire support
 52 Eight pts.
 54 Writer — Tolstoy

1 2 3 4 5 6 7 8 9 10 11
 12 13 14
 15 16 17
 18 19 20 21
 22 23
 24 25 26 27 28 29 30 31
 32 33 34 35 36
 37 38 39 40 41
 42 43 44
 45 46 47 48 49
 50 51 52 53 54
 55 56 57
 58 59 60