

PUBLISHED BY THE LA GRANDE OBSERVER & THE BAKER CITY HERALD - SERVING WALLOWA, UNION & BAKER COUNTIES



CLASSIFIEDS

DEADLINES:

LINE ADS:
 Monday: noon Friday
 Wednesday: noon Tuesday
 Friday: noon Thursday

DISPLAY ADS:
 2 days prior to
 publication date

Baker City Herald: 541-523-3673 • www.bakercityherald.com • classifieds@bakercityherald.com • Fax: 541-523-6426
 The Observer: 541-963-3161 • www.lagrandeobserver.com • classifieds@lagrandeobserver.com • Fax: 541-963-3674



1000
Legals

1001 - Baker County Legal Notices

THE BAKER School District is now accepting bids for the 2018-19 school year. We are looking for food/non-food bids, and milk bids. For detailed lists of items and more information, please contact: Jessica Dalton at 541-524-2260.

Legal No. 00055182
 Published: July 16, 23, 30, 2018

PUBLIC NOTICE

The Baker County Board of Commissioners will be meeting for Commission Session on **Wednesday, July 18, 2018 beginning at 9:00 a.m.** at the Baker County Courthouse located at 1995 Third Street, Baker City, Oregon 97814. There will be an Executive Session starting at 2:00 p.m. per ORS 192.660(2)(h). To consult with legal counsel regarding current litigation or litigation likely to be filed. The Commissioners will consider signing a Tri-County Weed Agreement during regular session. A complete agenda will be available on the County website at www.bakercounty.org. Baker County operates under an EEO policy and complies with Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act. Assistance is available for individuals with disabilities by calling 541-523-8200 (TTY: 541-523-8201).

Legal No. 00055186
 Published: July 16, 2018

NOTICE OF SHERIFF'S SALE

On August 07, 2018, at the hour of 9:00 a.m. at the Baker County Court house, 1995 Third Street, Baker City, Oregon, the defendant's interest will be sold, subject to redemption, in the real property commonly known as: 1915 Colorado Avenue, Baker City, OR 97814. The court case number is 17CV32137, where HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTE-

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HOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-3 is plaintiff, DANIEL E. SHELTON; LINDA K. SHELTON AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1915 COLORADO AVE, BAKER CITY, OR 97814, is defendant. The sale is a public auction to the highest bidder for cash or cashier's check, in hand, made out to Baker County Sheriff's Office. For more information on this sale go to: www.oregonsheriffs.com/sales.htm

Legal No. 00054972
 Published: July 2, 9, 16, 23, 2018

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NOTICE OF SHERIFF'S SALE

On Thursday, August 9, 2018 at the hour of 10:00 a.m. at the Union County Sheriff's Office, 1109 K Ave, La Grande, Oregon, the defendant's interest will be sold, subject to redemption, in the real property commonly known as: 460 E Fulton Street, Union, OR 97883. The court case number is 17CV34734, where JPM organ Chase Bank, National Association, is the plaintiff, and Chelsea A. Webb, Individually and as Mother/Guardian of Mollie Loren George, a Minor; Unknown Heirs of Anthony A. George; Oregon Affordable Housing Assistance Corporation; State of Oregon; Parties in Possession, is defendant. The sale is a public auction to the highest bidder for cash or cashier's check, in hand, made out to Union County Sheriff's Office. For more information on this sale go to: www.oregonsheriffsales.org

Published: July 2, 9, 16, 23, 2018
 Legal No. 00054975

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Deed of Trust made by STEVEN JOEL DEVORE, as Grantor, to the Rural Housing Service or its successor agency, as the Trustee, in favor of the United States of America acting

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through the Rural Housing Service or successor agency, United States Department of Agriculture, as Beneficiary, dated September 4, 2008, recorded September 8, 2008, as Document No: 20084067. Records of Union County Oregon, covering the following described real property situated in Union County, OR, to-wit:

Lots One (1) and Two (2) and the South half of Lot Three (3) in Block "K" of MCDANIEL'S SECOND ADDITION to the City of Cove, Union County, Oregon, according to the recorded plat of said addition.

Commonly referred to as **1201 Orchard Street, Cove, OR 97824.**

Alan N. Stewart of Merrill O'Sullivan LLP, 805 SW Industrial Way, Bend, OR 97702, was appointed Successor Trustee by the Beneficiary on January 31, 2018.

Both the Beneficiary and Trustee have elected to sell the said real property to satisfy the obligations secured by said Deed of Trust and a Notice of Default has been recorded pursuant to Oregon Revised Statutes 86.752(3); the default for which the foreclosure is made is Grantor's failure to pay when due the following sums:
As of February 7, 2018, pursuant to a Promissory Note dated September 4, 2008, the total amount of \$19,526.94, plus late charges in the amount of \$447.12 and fees due in the amount of \$946.00, for a total delinquency of \$20,920.06.

By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the Deed of Trust immediately due and payable, those sums being the following, to-wit:
As of February 7, 2018, unpaid principal in the amount of \$140,450.33, accrued interest in the amount of \$11,871.94, subsidy recapture in the amount of \$16,509.78, assessed fees in the amount of \$1,932.56, and interest on fees in the amount of \$28.34, for a total amount of \$170,793.00, plus interest continuing to accrue at the rate of

\$20.6828 per day, including daily interest on fees at the rate of \$0.2846, until paid, plus any unpaid property taxes, attorney's fees, foreclosure costs, and sums advanced by the beneficiary pursuant to the terms of said Deed of Trust.

WHEREFORE, notice is hereby given that the undersigned Trustee will on October 10, 2018, at the hour of 11:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at the following place: on the front steps of the Union County Courthouse, located at 1105 K Avenue, in the City of La Grande, 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 has or had power to convey at the time of the execution by Grantor of the said Deed of Trust, together with any interest which the 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 ORS 86.778 has the right, at any time prior to five (5) days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Deed of Trust reinstated by payment to the Beneficiary of the entire amount then due (other than such portion of the principal and interest 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 or Deed of Trust, 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 Deed of Trust, together with Trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.778.

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from a debt collector. In construing this Notice, 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 Deed of Trust, and the words "Trustee" and "Beneficiary" include its respective successors in interest, if any.

ALAN N. STEWART, Successor Trustee Merrill O'Sullivan LLP 805 SW Industrial Way, Bend, OR 97702
 Phone: 541-389-1770

STATE OF OREGON
 County of Deschutes

Published: July 2, 9, 16, 23, 2018
 Legal No. 00055004

TRUSTEE'S NOTICE OF SALE

TS No. OR06000038-17-1

APN 02S3831CD-500 TO No 8719267. Reference is made to that certain Trust Deed made by THOMAS M SWART AND BRENDA L SWART, HUSBAND AND WIFE HUSBAND AND WIFE as Grantor to FIRST AMERICAN TITLE COMPANY as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for THE MONEY SOURCE INC., Beneficiary of the security instrument, its successors and assigns, dated as of January 17, 2017 and recorded on January 27, 2017 as Instrument No. 20170269 and re-recorded on February 13, 2018 as Instrument No. 20180413 and the beneficial interest was assigned to The Money Source, Inc. and recorded November 15, 2017 as Instrument Number 20173742 of official records in the Office of the Recorder of Union County, Oregon to-wit: APN: 02S3831CD-500 Lots 9 and 10 in Block 73 of Riverside Addition to La Grande, Union County, Oregon, according to the recorded plat of said addition, together with the vacated alley in said block 73, and that portion of the West 10 feet of Columbia Street which has been vacated, and has accrued to said Lot 10, more particularly described as follows,

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with reference to map of survey no. 6-80: Beginning at the intersection of the west line of Columbia Street as now located and the northeasterly line of Harrison Avenue; Thence, North 0°26'25" West along the relocated West line of Columbia Street, a distance of 144.81 feet to the North line of the vacated alley; also being the South line of Block "A" of Cottonwood Estates Subdivision; Thence, South 89°34'11" West along the North line of said vacated alley and the South line of said block "A" 206.67 feet to the Southwest corner of Lot 6 in block "A" of Cottonwood Estates Subdivision; Thence, South 0°26'25" East 5.75 feet to the North line of Harrison Avenue; Thence, Southeasterly along the Northeasterly line of Harrison Avenue, 249.31 feet to the Point of Beginning. Commonly known as: 3204 N COLUMBIA ST, LA GRANDE, OR 97850 Both the Beneficiary, The Money Source, Inc., 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): 12 Monthly Payment(s) from 06/01/2017 to 05/30/2018 at \$923.47 Monthly Late Charge(s): 1 Monthly Late Charge(s) 5/21/2018 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 \$159,069.62 together with interest thereon at the rate of 2.87500% per annum from May 1, 2017 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 October 1, 2018 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 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. 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

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TRUSTEE'S NOTICE OF SALE

TS No. OR06000038-17-1

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will on October 1, 2018 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 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. 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

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performance of which is secured by said Trust Deed, the words "Trustee" and "Beneficiary" includes their respective successors in interest, if any. Dated: 5/21/2018 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 FOR SALE INFORMATION PLEASE CALL: In Source Logic at 702-659-7766 Website for Trustee's Sale Information: www.in-sourcelogic.com/SL Number 42796

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performance of which is secured by said Trust Deed, the words "Trustee" and "Beneficiary" includes their respective successors in interest, if any. Dated: 5/21/2018 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 FOR SALE INFORMATION PLEASE CALL: In Source Logic at 702-659-7766 Website for Trustee's Sale Information: www.in-sourcelogic.com/SL Number 42796

Published: July 2, 9, 16, 23, 2018
 Legal No. 00054863

TRUSTEE'S NOTICE OF SALE

TS No. OR06000038-17-1

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