

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

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The Observer: 541-963-3161 • www.lagrandeobserver.com • classifieds@lagrandeobserver.com • Fax: 541-963-3674



#### 970 - Autos For Sale

**ROUTES AVAILABLE**  
**LaGrande & Union**  
\*\*\*\*\*  
**Independent Contracted Newspaper Carriers Wanted to deliver the LaGrande Observer**  
Mon., Wed. & Fri.  
Stop by:  
1406 5th St.  
LaGrande, OR  
to pick up  
an information sheet!

#### 980 - Trucks, Pick-ups



**2008 FORD F 350**  
**Lariat 4x4 Super Cab**  
6.4 Diesel, 62k miles  
8ft bed w/spray in bed liner and turn over ball  
**\$23,000**  
907-414-9006



**1000**  
Legals

#### 1001 - Baker County 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

ORDER NO. 2017-128

#### 1001 - Baker County Legal Notices

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 #: 3966

Description:  
301 2nd Street  
Baker City, OR 97814

Back Taxes and Estimated County Expenses:  
Back Taxes: \$6,994.12  
Est. Expenses: \$450.00  
Total: \$7,444.12

Real Market Value from Tax Roll:  
Land: \$11,610  
Structure: \$300  
Total: \$11,910

**Total Minimum Bid:**  
\$7,500.00

#### **Section C.**

The following conditions and terms of sale are required for all properties sold:

1. Each purchaser will be issued a Quit Claim Deed, recorded at the

#### 1001 - Baker County Legal Notices

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. **Disclosure for Sale of Illegal Drug Manufacturing Site.** The property in this transaction, located at 301 2nd Street, Baker City, OR 97814, Reference #3966, has been determined to be an illegal drug manufacturing site and cannot be rented, leased, entered or used for any reason without first being issued a Certificate of Fitness by the Oregon Public Health Division. Per OAR 333-040-0100, notice of this disclosure shall be included in the notice of sale and certificate of sale.

3. Payment of property shall be made within 15 business days of date of purchase.

**Section D.** Sale of listed properties shall take place on Tuesday, August 14, 2018 at 10:00 a.m. on the steps of the Baker County Courthouse, 1995 Third Street, Baker City, Oregon.

Done and Dated this 16th day of May, 2018.

BAKER COUNTY BOARD OF COMMISSIONERS

William "Bill" Harvey,  
Commissioner

Mark E. Bennett,  
Commissioner

Bruce A. Nichols,  
Commissioner

Legal No. 00055462  
Published: August 6, 8, 10, 13, 2018

#### 1001 - Baker County Legal Notices

**TRUSTEE'S NOTICE OF SALE** TS No.: 072072-OR Loan No.: \*\*\*\*\*244F Reference is made to that certain trust deed (the "Deed of Trust") executed by JESSY L LAWRENCE AND JUSTINE M LAWRENCE, AS TENANTS BY THE ENTIRETY, as Grantor, to AMERITITLE, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR MANN MORTGAGE, LLC DBA ALLIED MORTGAGE RESOURCE BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 8/28/2015, as Instrument No. B15350111 in the Official Records of Baker County, Oregon, which covers the following described real property situated in Baker County, Oregon: THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF BAKER AND STATE OF OREGON, EXCEPTING THEREFROM THAT PORTION CONVEYED TO BAKER COUNTY FOR A ROAD RIGHT OF WAY BY INSTRUMENT RECORDED MARCH 26, 1963, IN BOOK 173, PAGE 727, BAKER COUNTY DEED RECORDS; ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO BAKER COUNTY FOR A ROAD RIGHT OF WAY BY INSTRUMENT RECORDED MAY 31, 1963, IN BOOK 173, PAGE 1014, BAKER COUNTY DEED RECORDS. APN: 8824 // 0854026-600 Commonly known as: 20848 S AIRPORT LANE BAKER CITY OR 97814 The current beneficiary is: Guild Mortgage Company Both the beneficiary and the trustee have elected to sell the above-described real property to satisfy the obligations secured by the Deed of Trust and notice has been recorded pursuant to ORS 86.752(3). The default for which the foreclosure is made is the

#### 1001 - Baker County Legal Notices

grantor's failure to pay when due, the following sums:  
Delinquent Payments:  
Dates:  
No. Amount  
Total:  
08/01/17 thru 12/01/17 \$1,541.63  
01/01/18 thru 05/01/18 \$1,518.91  
06/01/18 thru 06/01/18 \$1,700.42  
5 \$7,708.15  
1 \$7,594.55  
Late Charges: \$1,700.42  
Beneficiary Advances: \$0.00  
\$2,053.20  
Total Required to Reinstatement: \$19,056.32  
TOTAL REQUIRED TO PAY-OFF: \$229,813.31

By reason of the default, the beneficiary has declared all obligations secured by the Deed of Trust immediately due and payable, including: the principal sum of \$213,958.68 together with interest thereon at the rate of 4.5 % per annum, from 7/1/2017 until paid, plus all accrued late charges, and all trustee's fees, foreclosure costs, and any sums advanced by the beneficiary pursuant to the terms and conditions of the Deed of Trust. Whereof, notice hereby is given that the undersigned trustee, CLEAR RECON CORP whose address is 111 SW Columbia Street #950, Portland, OR 97201, will on 11/8/2018, at the hour of 10:00 AM, standard time, as established by ORS 187.110, AT THE FRONT ENTRANCE TO THE BAKER COUNTY COURTHOUSE, 1995 3RD ST., BAKER, OR 97814, sell at public auction to the highest bidder in the form of cash equivalent (certified funds or cashier's check) the interest in the above-described real property which the grantor had or had power to convey at the time it executed the Deed of Trust, together with any interest which the grantor or his successors in interest acquired after the execution of the Deed of Trust, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including

#### 1001 - Baker County Legal Notices

a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.778 has the right to have the foreclosure proceeding dismissed and the Deed of Trust reinstated by payment to the beneficiary of the entire amount then due (other than the portion of principal that would not then be due had no default occurred), together with the costs, trustee's and attorneys' fees, and curing any other default complained of in the Notice of Default by tendering the performance required under the Deed of Trust at any time not later than 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 the Deed of Trust, the words "trustee" and "beneficiary" include their respective successors in interest, if any. Dated: 6/26/2018 CLEAR RECON CORP 111 SW Columbia Street #950 Portland, OR 97201 Phone: 858-750-7600 866-931-0036 Hamsa Uchi, Authorized Signatory of Trustee

Legal No.00054982  
Published: August 8, 15, 22, 29, 2018

#### 1010 - Union Co. Legal Notices

##### NOTICE OF SHERIFF'S SALE

On Thursday, August 23, 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: 125 N 8th Ave, Elgin OR 97827. The court case number is 160150197, where REALLINX INC., a Delaware Corporation, is the plaintiff, and Elgin T.V. Association, Inc., a Oregon Non-Profit Corporation, dba "Elgin T.V.", 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.oregonsheriffssales.org](http://www.oregonsheriffssales.org)

Published: July 18, 25, August 1, 8, 2018  
Legal No. 00055183

#### TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Kenneth W. Houck, a Single Person, whose address is 1803 U Avenue, La Grande, OR 97850 as grantor to Eastern Oregon Title Inc, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Mann Mortgage, LLC DBA Allied Mortgage Resource, a Limited Liability Company, its Successors and Assigns, as named Beneficiary, dated June 3, 2014, recorded June 6, 2014, in the mortgage records of Union County, Oregon, as Instrument No. 20141430; J.P. Morgan Mortgage Acquisition Corp. 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: A parcel of land situated in Lot Five (5) in Block Five (5) of PLEASANT HOME ADDITION to La Grande, Union County, Oregon, described as follows: Beginning at a point on the North line of "U" Avenue which point is 100 feet East of the Southwest corner of said Lot 5; thence, on a course found by Survey No. 44-72, recorded in the office of the Union County Surveyor to be North 00°01'7" West, a dis-

#### 1010 - Union Co. Legal Notices

ance of 138 feet to the Northeast corner of the tract conveyed to Robert E. Conklin and Naomi R. Conklin, husband and wife (Microfilm Document No. 73822, Union County, Oregon); thence; East along the most easterly line of the tract conveyed to Gerald McIntire and Gene Stephens (Microfilm Document No. 57719, Records of Union County, Oregon) a distance of 57 feet to a point 18 feet West of the East line of said Lot 5; thence, South parallel with and 18 feet distant from said East line, 138 feet to the line of "U" Avenue; thence, West along the North line of "U" Avenue, 57 feet, to the Point of Beginning. COMMONLY KNOWN AS: 1803 U Avenue, La Grande, OR 97850. 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 \$820.04, from January 1, 2018 and monthly payments in the sum of \$814.33, from February 1, 2018, plus prior accrued late charges in the amount of \$116.90, 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 November 14, 2018, at the hour of 10:00 AM PT, in accordance with the standard time established by ORS 187.110, at the front entrance of the Daniel Chaplin Building, located at 1001 - 4th Street, in the City of LaGrande, OR, 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 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 last set 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 complained 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

#### 1010 - Union Co. Legal Notices

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 "Reinstatement/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 interest 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.shapiroattorneys.com/wa](http://www.shapiroattorneys.com/wa). 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 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. 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: 07-09-2018 SHAPIRO & SUTHERLAND, LLC, Successor Trustee 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683 [www.shapiroattorneys.com/wa](http://www.shapiroattorneys.com/wa), Telephone: (360)260-2253, Toll-free: 1-800-970-5647, S&S 18-123348

Published: August 1, 8, 15, 22, 2018  
Legal No. 00055304

#### 1011 - Wallowa Co. Legal Notices

##### PUBLIC NOTICE

NOTICE IS GIVEN, the Wallowa County Board of Commissioners will be conducting a public meeting on Tuesday, August 21, 2018, beginning at 6:00 p.m., at the Cloverleaf Hall, 668 NW First St, Enterprise, OR. This meeting will be to discuss the current Blue Mountain Forest Plan Revision (Land Management) and to hear comments from Wallowa County citizens. Meetings and hearings are open to the public. Those interested in attending are encouraged to do so. For questions, please contact the WALLOWA COUNTY BOARD OF COMMISSIONERS OFFICE AT 426-4543, EXT. 130.

Published: August 8, 15, 2018  
Legal No. 00055438

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