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1001 - Baker County Legal Notices

NOTICE OF SHERIFF'S SALE

On August 21, 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: 2639 11th Street, Baker City, Oregon 97814. The court case number is 17CV50783, where OCWEN LOAN SERVICES, LLC, is plaintiff, and SCOTT LANS-DON, KARI SHANKLE-LANSDON, CAPITAL ONE BANK (USA), N.A.; AMERICAN EXPRESS BANK FSB; EQUABLE ASCENT FINANCIAL, LLC; PORTFOLIO RECOVERY ASSOCIATES, LLC; CACH, LLC; UNIFUND CCR, LLC, ASSIGNEE OF PILOT RECEIVABLES MANAGEMENT, LLC; OCCUPANTS OF THE PROPERTY, 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. 00055191
 Published: July 20, 27, August 3, 10, 2018

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

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 ORDER 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:

- 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.
- 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.
- 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,
 Commission Chair

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

Reference is made to that certain Deed of Trust ("Trust Deed") recorded on August 20, 2010 as Document No. 10340010 in the records of Baker County, Oregon, among Jeremy G. Thamer and Traci J. Thamer as tenants by the entirety, AmeriTitle as the original Trustee and Community Bank as Beneficiary, covering the real property situated in said county and state and legally described as:

Lot 18, BLUE MOUNTAIN PARK SUBDIVISION NO. 2, in Baker City, County of Baker and State of Oregon

Property address:
 3545 8th Dr.
 Baker City, OR 97814

The undersigned successor trustee, Bennett H. Goldstein, hereby certifies that (i) no assignments of the Trust Deed by the trustee or the beneficiary and no appointments of successor trustee have been made, except as recorded in the official records of the county or counties in which the above-referenced real property is situated, and including specifically the appointment of Bennett H. Goldstein, attorney, as successor trustee, and (ii) no action has been commenced or is pending to recover the debt or any part of it now remaining which is secured by the Trust Deed.

The beneficiary has elected to sell the real property described above to satisfy the obligations secured by the Trust Deed. Pursuant to ORS 86.752(3), a Notice of Default and Election to Sell was recorded on April 9, 2018 in the records of Baker County, Oregon as Document No. B18150242.

There are presently one or more defaults by the grantor owing an obligation, the performance of which is secured by the Trust Deed, with respect to provisions in the Trust Deed which authorize sale in the event of default under such provisions. The default for which foreclosure is made is the failure of Jeremy G. Thamer and Traci J. Thamer, the borrower as defined in the Trust Deed, to pay the sums due under a promissory note of August 13, 2010, Loan No. 131797, in the original principal sum of \$48,000.00 between Jeremy G. Thamer and Traci J. Thamer as debtor and Community Bank as creditor.

By reason of such defaults, the beneficiary has declared and hereby does declare all sums owing on the obligations secured by the Trust Deed immediately due and payable. Such sums are as follows:

Principal: \$48,697.79
 Interest to 04/05/18: \$121.46
 Late charges through 04/05/18: \$19.89
 Foreclosure guarantee: \$292.00
 Per diem interest from and after 04/05/18: \$12,145.63
 Attorneys' fees, costs and other sums necessary to protect beneficiary's interests as provided by law and contract.

The beneficiary, by reason of the foregoing defaults, has elected to, and hereby does elect, to foreclose the Trust Deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the above-described real property which grantor had, or had the power to convey, at the time of the execution of the Trust Deed, together with any interest grantor, or grantor's successor in interest, acquired after the execution of the Trust Deed, to satisfy the obligations secured by the

1001 - Baker County Legal Notices

Trust Deed and the expenses of the sale, including the compensation due to the successor trustee as provided by law, and the reasonable fees of the attorneys for the successor trustee.

WHEREFORE, notice is hereby given that the undersigned successor trustee will on **Wednesday, September 19, 2018, at the hour of 10:30 a.m.**, in accordance with the standard of time established by ORS 187.110, on the front steps of the Baker County Courthouse, 1995 3rd Street, Baker City, County of Baker, Oregon, sell at public auction to the highest bidder for cash the interest in the above-described real property which grantor had, or had the power to convey, at the time of the execution by the grantor of the Trust Deed, together with any interest grantor, or grantor's successor in interest, acquired after the execution of the Trust Deed, to satisfy the obligations secured by the Trust Deed and the expenses of the sale, including the compensation due to the successor trustee as provided by law, and the reasonable fees of the attorneys for the successor trustee.

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 either by personal delivery to the trustee's physical offices at 1132 SW 19th Avenue, No. 106, Portland, OR 97205 or by first class, certified mail, return receipt requested, addressed to the trustee's address set forth in this notice. 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.

NOTICE IS FURTHER GIVEN that any person named in ORS 86.764 has the right, at any time prior to five (5) days before the date last set for the sale, to have the foreclosure proceeding terminated 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 described herein if such default is capable of cure by tendering the performance required under the Trust Deed and the obligation secured by the Trust Deed, plus payment of all costs and expenses actually incurred in enforcing the Trust Deed and the obligation it secures and all fees of the successor trustee and of attorneys as provided by ORS 86.778. Requests from persons named in ORS 86.778 for reinstatement quotes received less than six days prior to the date set for the trustee's sale will be honored only at the discretion of the beneficiary or if required by the terms of the loan documents.

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 trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Other than as shown of record, neither the beneficiary nor the successor trustee has

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any actual notice of (i) any person having or claiming to have any lien upon or interest in the real property described herein subsequent to the interest of the trustee, the grantor, or any successor in interest to either of them, or (ii) any lessee or person, other than grantor, in possession of or occupying the real property. Date: April 9, 2018

/s/ Bennett H. Goldstein
 Bennett H. Goldstein,
 Successor Trustee

STATE OF OREGON
 County of Multnomah ss.

The undersigned hereby certifies that he is the successor trustee named above and that the foregoing is a duplicate original of the Trustee's Notice of Sale.

/s/ Bennett H. Goldstein
 Bennett H. Goldstein,
 Successor Trustee

Direct inquires to:

Bennett H. Goldstein,
 Successor Trustee
 1132 SW 19th Ave.,
 No. 106
 Portland, Oregon 97205
 Email: bhgoldatty@comcast.net
 Telephone: (503) 294-0940
 Telecopy: (503) 294-7918
 Legal No. 00054267
 Published: August 3, 10, 17, 24, 2018

1010 - Union Co. Legal Notices

NOTICE OF HEARING

UNION COUNTY BOARD OF COMMISSIONERS RURAL FIRE DISTRICT ANNEXATION

NOTICE IS HEREBY GIVEN, a public hearing will be held on Wednesday, August 15, 2018 at 10:00 a.m. in the Joseph Building Annex Conference Room, 1106 K Ave., La Grande, to consider the annexation into the La Grande Rural Fire Protection District of property owned by Duane & Carolyn Thompson, located at 62162 & 62140 Lower Perry Loop. The property is located about 2 miles west of the City of La Grande, and is described as follows:

Commencing at a point South 73° West 126.8 feet and North 12° east 50 feet from the southeast corner of the southwest quarter of the northwest quarter of Section 35, Township 2 South, Range 37 East of the Willamette Meridian; Thence North 12° 10' East 62.3 feet; thence North 78° West 29 feet; thence North 82° West 82.5 feet; thence South 12° West 57.8 feet; thence South 75° East 109 feet to the point of beginning.

All interested persons may appear and be heard.

Scott Hartell
 Planning Director

Published: July 30, August 10, 2018
 Legal No. 00055320

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1010 - Union Co. Legal Notices

NOTICE OF HEARING

UNION COUNTY BOARD OF COMMISSIONERS RURAL FIRE DISTRICT ANNEXATION

NOTICE IS HEREBY GIVEN, a public hearing will be held on Wednesday, August 15, 2018 at 10:00 a.m. in the Joseph Building Annex Conference Room, 1106 K Ave., La Grande, to consider the annexation into the La Grande Rural Fire Protection District of property owned by Gayle Musgrove, located at 62134 Lower Perry Loop. The property is located about 2 miles west of the City of La Grande, and is described as follows:

Bapp S73° W 9.5' from the SE corner of the SW 1/4 NW 1/4 Section 35; Thence S 54° W 158.2'; Thence N 86° W 107.5'; Thence N 11° E 78' m'; Thence N 12° E 50'; Thence S 75° E 109'; Thence N 12° 10' E 62.3'; Thence S 04° W 102'; Thence N 73° E 94.9' to the POB

All interested persons may appear and be heard.

Scott Hartell
 Planning Director

Published: July 30, August 10, 2018
 Legal No. 00055321

NOTICE OF HEARING

UNION COUNTY BOARD OF COMMISSIONERS RURAL FIRE DISTRICT ANNEXATION

NOTICE IS HEREBY GIVEN, a public hearing will be held on Wednesday, August 15, 2018 at 10:00 a.m. in the Joseph Building Annex Conference Room, 1106 K Ave., La Grande, to consider the annexation into the La Grande Rural Fire Protection District of property owned by Roy Cigler, located at 59898 Upper Perry Loop. The property is located about 2 miles west of the City of La Grande, and is described as follows:

A parcel of land situated in the southwest Quarter of the northeast Quarter, of Section 34, Township 2 South, Range 37 East of the Willamette Meridian, more particularly described as follows, with reference to Map of Survey Number 004-2000 as filed in the office of the Union County Surveyor. Beginning at a point on the easterly line of Interstate Highway 84, said point being North 80° 32' 08" West, a distance of 2642.73 feet from the east quarter corner of said 34, said point also being at highway station 815+45.84, being 153.93 feet east of the Centerline of said Highway. Thence North 5° 03' 18" East, along said easterly line of said Interstate 84, a distance of 75.67 feet to the intersection of an existing fence line running east and west; Thence North 71° 46' 29" East, along said existing fence line, 221.64 feet, to the west line of the existing frontage road; Thence South 1° 14' 23" West, along said west line of said frontage road, 45.97 feet, to PC of a curve left with a radius of 245.37 feet; Thence around said curve (long chord bears South 2° 18' 38" East, 30.39 feet) 30.41 feet, to the intersection of an existing fence line. Thence South 72° 32' 34" West, along said existing fence line, 227.92 feet, to the point of beginning of this description.

All interested persons may appear and be heard.

Scott Hartell
 Planning Director

Published: July 30, August 10, 2018
 Legal No. 00055322

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NOTICE OF HEARING

UNION COUNTY BOARD OF COMMISSIONERS RURAL FIRE DISTRICT ANNEXATION

NOTICE IS HEREBY GIVEN, a public hearing will be held on Wednesday, August 15, 2018 at 10:00 a.m. in the Joseph Building Annex Conference Room, 1106 K Ave., La Grande, to consider the annexation into the La Grande Rural Fire Protection District of property owned by Raymond Myer, located at 62078 Lower Perry Loop. The property is located about 2 miles west of the City of La Grande, and is described as follows:

Beginning at a point 52 feet north of the quarter section corner common to Sections 34 and 35, township 2 South, Range 37 East of the Willamette Meridian; thence North 138 feet, more or less, to the south line of land conveyed to Charles Stringham (book 93, page 60, deed records of Union County, Oregon); thence East 695 feet more or less, to the southwest corner of land conveyed to School District No. 65 (book 90, page 77, deed records of Union County, Oregon); thence South 73°30' East along the south line of said school land 154.5 feet; thence South 11° West 133 feet, more or less, to the northeast corner of land conveyed to Louis Greenough (book 104, page 410, deed records of Union County, Oregon); thence North 78° West along the north line of said Greenough land and said north line extended, 195 feet; thence West 625 feet, more or less, to the point of beginning. SITUATE in the southwest quarter of the northwest quarter of Section 35, Township 2 South, Range 37 East of the Willamette Meridian, in Union County, Oregon.

All interested persons may appear and be heard.

Scott Hartell
 Planning Director

Published: July 30, August 10, 2018
 Legal No. 00055323

PUBLIC NOTICE

Commonwealth of Massachusetts Probate and Family Court.

Docket # M118A0119AD

In the Matter of Alexis Raine Schudel

A petition has been presented by Lindsay F Schudel of Arlington, MA and Thomas J Donahue of Arlington, MA, requesting for leave to adopt said child and the name of the child be changed to Alexis Raine Donahue. Middlesex Probate and Family Court, 208 Cambridge St., Cambridge, MA, 02141, 617-688-8000.

If you object to this adoption you are entitled to the appointment of an attorney if you are an indigent person.

IF YOU DESIRE TO OBJECT THERETO, YOU OR YOUR ATTORNEY MUST FILE A WRITTEN APPEARANCE IN SAID COURT AT: Cambridge ON OR BEFORE TEN O'CLOCK IN THE MORNING (10:00AM) ON: 10/02/2018.

Witness, Hon Edward F Donnelly, Jr., First Justice of this Court.
 Katherine Triantafillou, Esq.
 Attorney at Law
 18 Brattle St.
 Suite 456
 Cambridge, MA 02138

Published: August 10, 17, 24, 2018
 Legal No. 00055480

1010 - Union Co. Legal Notices

NOTICE OF HEARING

UNION COUNTY BOARD OF COMMISSIONERS RURAL FIRE DISTRICT ANNEXATION

NOTICE IS HEREBY GIVEN, a public hearing will be held on Wednesday, August 15, 2018 at 10:00 a.m. in the Joseph Building Annex Conference Room, 1106 K Ave., La Grande, to consider the annexation into the La Grande Rural Fire Protection District of property owned by Susan Aranson, located at 62075 Lower Perry Loop and 62096 Lower Perry Loop. The property is located about 2 miles west of the City of La Grande, and is described as follows:

62075 Lower Perry Loop: Beginning at a point 906.5 feet east and 127.5 feet north of the quarter corner between Sections 34 and 35, Township 2 South of Range 37, E.W.M., in Union County, Oregon, thence running north 11 deg. east 21.2 feet, thence south 79 deg. east 104.7 feet, thence south 11 deg. west 23 feet, thence north 79 deg. west 103.2 feet, more or less to the place of beginning; ALSO, beginning at a point which is east 900 feet and north 14 degrees west 45.5 feet from the quarter section corner between Sections 34 and 35, Township 2 South of Range 37 E.W.M., in Union County, Oregon, and running thence north 11 deg. east 84.5 feet, thence south 79 deg. east 103.2 feet, thence south 11 deg. west 57 feet, thence south 78 deg. west 63.7 feet, thence north 75 deg. west 44.7 feet to the place of beginning, Union County, Oregon. 62096 Lower Perry Loop: Beginning at a point North 155 feet and East 675 feet from the quarter section corner between Sections 34 and 35 in Township Two (2) South, Range Thirty-seven (37) E.W.M. and running thence South 73 30' East 154.5 feet; thence North 11 East 207.5 feet; thence North 78 West 120.5 feet; thence South 24 30' West 199 feet to the place of beginning.

All interested persons may appear and be heard.

Scott Hartell
 Planning Director

Published: July 30, August 10, 2018
 Legal No. 00055324

All interested persons may appear and be heard.

Scott Hartell
 Planning Director

Published: July 30, August 10, 2018
 Legal No. 00055324

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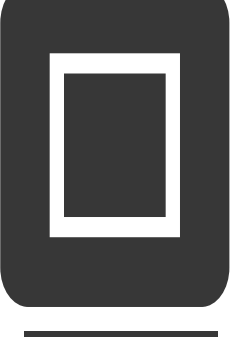
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