

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

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DEADLINES:

Monday: noon Friday
Wednesday: noon Tuesday
Friday: noon Thursday

DISPLAY ADS:
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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

REQUEST FOR BIDS PROJECT: CEC NORTH ENTRY & REEROOF

Requested by: Baker County Fairboard 2600 East Street, Baker City, OR 97814 Tel. No. 541-523-7881; Fax No. 541-524-9567 E-mail: bakerfair@bakercounty.org

A. INTRODUCTION

Baker County Fairboard ("Fairboard/Owner") is requesting BIDS from interested contractors ("contractor"/"bidder") to enter a contract with the Owner for a public works construction project at the Baker County Fairgrounds located at 2600 East Street, Baker City, Oregon. The general project consists of a new public entrance covered walkway and entry vestibule plus a complete tear-off and re-roof of the Fair Ground Office and Community Events Center (CEC).

B. PROJECT INFORMATION

1. Project drawings and specifications (Plans) shall be available beginning Tuesday, August 14, 2018 at 9:00am, at the Fairboard Office, 2600 East Street, Baker City, Oregon 97814, Tel. 541-523-7881; or may be viewed and/or downloaded from the project "dropbox" site: <https://www.dropbox.com/sh/h3oihd5m6v5oc7/AA-DY2NaAhVvNsETL2zIF2nyOaZd=0>
2. Questions regarding this Project shall be directed to Jim Kauth, Fairboard Project Manager/Clerk of the Works, at 541-519-0181
3. A mandatory pre-bid conference and project site-visit will be held on Tuesday, August 21, 2018 at 10:00 am, prevailing local time at the project location, 2600 East Street, Baker City, Oregon. The purpose will be to answer any questions bidders and their subcontractors may have, review the scope of work, tour the site, and to consider any suggestions bidders wish to make. The conference is held for the benefit of bidders and their subcontractors. A quote submitted by a contractor that did not attend the mandatory walk-through will be disqualified.
4. One Addendum is anticipated to be issued following the mandatory walk-through and four calendar days before the bid due date. Any questions, substitution requests or concerns need to be submitted to Jim Kauth, Project Manager, no later than 11am five days prior to Bid Date.
5. Sealed bids (mail, hand-deliver, email) will be received by Heidi Martin, Executive Assistant, Baker County Commissioners Office, located at 1995 3rd Street, Baker City, Oregon 97814, until 2:00 pm, prevailing local time, Tuesday, August 28, 2018.
- a. The bids will be publicly opened and read aloud at 2:00 pm, Tuesday, August 28, 2018.
- b. 1st tier subcontractor disclosure statements are due at 4:00 pm on the same day in order

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for a bid to be considered for award.
c. Bids and/or 1st Tier Subcontract Reports received after the times fixed for receiving bids and reports cannot and will not be considered.
d. The work for this project shall be executed under a single general construction contract.
e. Only bids submitted in writing or by email on the bid form supplied with the bidding documents will be considered.
6. The estimated cost range for the Project is \$175,000 to \$250,000.
7. The bidder shall assume full responsibility for timely delivery at the location designated for receipt of bids.

C. SCOPE OF WORK:

In general, the Project Scope of Work shall include:
1. Construct a new 11'x18' public vestibule entrance at the north side of the Events Center with extended 21'x18' covered walkway.
2. A complete roof tear-off and re-roof of both the Events Center side (north side approx. 7040sf) and the Office/Meeting Room side (south side approx. 5248sf) of the facility using nail-base insulation panels, architectural shingles and EPDM membrane.
3. The Fairboard will pay for the Building Permit; the Contractor (bidder) shall pay for any Specialty Permit required.
4. The removal, deconstruction and demolition of concrete, trims, roofing and other systems to facilitate the Work.
5. Earthwork / Concrete / Metals / Carpentry / Thermal Insulation / Roofing Systems / Exterior Insulation & Finish System / Windows, Doors & Hardware / Gypsum Drywall / Painting / Fire Extinguisher & Cabinet / Fire Protection System / HVAC / Electrical / Fire Alarm.
6. Additional specifications are noted in the Project Drawings dated August 10, 2018.
7. Temporary safety fencing and screens to prohibit public access to Work areas during or after work hours.
8. Work and materials staging shall be within the fenced compound to the east of the facility.
9. New construction and re-roof work shall allow for installations of new Exterior Insulation Finish System (EIFS) that is anticipated to be performed under separate contract in the spring of 2019.
10. Coordinate and maintain public access to the facility during the course of the Work; the facility shall remain occupied and scheduled public and private events will continue to be scheduled.

D. TIMEFRAME:

The Fairboard anticipates awarding the Contract for the Project within ten days from the date of bid and shall then schedule a Pre-construction Meeting with the successful quoter to discuss project requirements and issue a Notice to Proceed on or about September 11, 2018. The Owner's requires the Work of the Project to be Substantially Complete no later than November 16, 2018 and final completion seven days thereafter, November 23, 2018.

E. OREGON BOLI / PWR:

No bid shall be considered unless the submitted bid document contains the statement that the provisions required by the Oregon Prevailing Wage Rate (OPWR) (ORS 279C.650-ORS 279C.870) (BOLI publication dated July 1, 2018 and any applicable amendment; www.oregon.gov/boli) concerning payment of the prevailing rate of wages is included in the quotation and shall be complied with and adhered to in a subsequent contract. Bid Documents contain additional information.

F. BID SECURITY:

No bid will be considered unless accompanied by bid security in the form of a certified or

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cashier's check, irrevocable letter of credit or surety bond executed by a State-licensed surety company, payable to Baker County in an amount equal to ten percent (10%) of the Base Bid together with all additive alternates. No interest will be paid on bid security. Return or retention of bid security shall be subject to the provisions of ORS 279C.385.

G. REJECTION OF BIDS:

Pursuant to ORS 279C.395, the Owner may reject any bid not in compliance with all prescribed bidding procedures and requirements and may reject all bids if, in the judgment of the Owner, it is in the public interest to do so. No bidder may withdraw its bid after the hour set for the opening thereof and before award of the Contract, unless award is delayed beyond thirty (30) days from the bid opening date.

H. BONDS:

Public Works Bond: The contractor and every subcontractor must have a public works bond filed with the Construction Contractors Board before starting work on the project, unless exempt. ORS 279C.830(2)(a); OAR 839-025-0020(6)(e)

Performance and Payment Bonds:

The Successful Bidder shall furnish a Performance Bond and Payment Bond, each in an amount equal to one hundred percent (100%) of the Contract sum, as security for the faithful performance of this Contract and also as security for the payment of all persons performing labor and furnishing materials under this Contract. The Performance and Payment Bonds shall be acceptable to the Owner, in accordance with State law and shall be delivered to the Owner not later than the date of execution of the Contract. The Surety signing the Bidder's Bond shall be registered with the Oregon State Insurance Commissioner, and the Surety's name shall appear in the current Authorized Insurance Company list in the State of Oregon published by the office of the Insurance Commissioner. Each Surety's name must also appear on the United States Treasury Department's list of authorized sureties, circular 570, as amended. No Work shall commence at the project site until approved Bonds are received by the Owner. Both bonds shall be in compliance with ORS Sections 279C.375, 279C.625 and 701.430.

I. COMPLETED PROJECT REFERENCES:

1. Bidder shall provide a minimum of three (3) project references of similar scope and dollar amount; references shall include with each the name and contact information (phone, mobile, email) of the owner/agency, architect/engineer and one primary subcontractor.

J. BIDDING PROCEDURE AND SUBMISSION OF BID:

1. All quotations are due in writing, mailed or hand delivered, at the Baker County Courthouse, Attn. Heidi Martin, Executive Assistant, 1995 3rd Street, Baker City, Oregon 97814, or via email submitted to hmartin@bakercounty.org no later than 2:00pm local prevailing time, Tuesday, August 28, 2018. A faxed bid or any bid submitted after 2:00pm will not be accepted.
2. Bids shall be addressed to Baker County Fair Board C/O Baker County at the address noted above in a sealed envelope. The lower left corner of the envelope shall be clearly marked "North Entry, Reroof & Siding Bid" and shall include the bid due date and time. The bidder's name and return address shall be located in the upper left corner. Faxed bids are not acceptable.
3. Method of Bid Security shall accompany the BID Document.

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4. Receipt of any and all addenda to the bid documents shall be acknowledged in the Bid.
5. No bid shall be considered unless the bid document contains the statement that the provisions required by the Oregon Prevailing Wage Rate (OPWR) (ORS 279C.650-ORS 279C.870) concerning payment of the prevailing rate of wages is included in the quotation and shall be adhered to in a subsequent contract.
6. No bid shall be considered unless the bidder provides their registered Oregon Construction Contractors Board (CCB) license number on their Bid Form. The bidder must also certify that all subcontractors performing work under this contract shall be registered with the CCB in accordance with ORS 701.035-ORS 701.055.
7. Bid Documents contain additional information.

K. FIRST-TIER SUBCONTRACTOR DISCLOSURE REQUIREMENTS:

The Bidder must disclose to the public contracting agency a disclosure form of the first-tier subcontractors that: (A) will be furnishing labor or will be furnishing labor and materials in connection with the public improvement; and (B) will have a contract value that is equal to or greater than five percent of the total project bid or \$15,000, whichever is greater, or \$350,000 regardless of the percentage of the total project bid. If the bidder will not be using any subcontractors that are subject to the above disclosure requirements, the bidder is required to indicate "NONE" on the form. Failure to submit this form by the disclosure deadline will result in a non-responsive bid and will not be considered for award.

L. AWARD PROCEDURE:

1. The Fairboard reserves the right to cancel this solicitation at any time and may reject any or all bids, quotations or proposals in accordance with ORS 279B.100.
2. The Fairboard shall open and read aloud all bids at the time bids are due. The Fairboard will not make the award at that time.
3. The award will be made after the bid documents have been evaluated and then approved through the Baker County Contract Review process.
4. The award shall be made the lowest responsive and responsible bidder.

M. BILLINGS, PAYMENTS AND CLOSEOUT:

1. The Project billings and payments shall be structured as normal "progress payments". The Contractor shall invoice on or about the 25th day of each month for Work completed in that month.
2. The progress billing - and payments for the billing - shall only be for the value of Work performed and completed at the job site.
3. A retainage of 5% of the value of each progress billing shall be held by the Owner which shall accumulate until the Final Payment
4. The Contractor shall submit a final Invoice for the remaining balance on the Contract only after the Project is Substantially Complete and the Contractor has satisfactorily made all corrections (Punch List) and completed the Work.
5. The Owner shall release all held retainage with the Final Payment.

N. FORM OF CONTRACT:

1. The successful bidder shall enter a Contract with the Baker County Fair Board (Baker County) using the BID FORM included in the Bid Documents.
2. Standard General Conditions of the Contract

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tract is an integral part of the Contract is included in the bid documents by reference herein.

Legal No. 00055550
Published: August 13, 15, 17, 2018

1010 - Union Co. Legal Notices

NOTICE TO INTERESTED PERSONS

Ryan W. McCrae has been appointed Personal Representative of the Estate of MARION W. McCRAE, Deceased, Probate Case No. 18PB05933, Union County Circuit Court, State of Oregon. All persons whose rights may be affected by the proceedings may obtain additional information from the records of the Court, the Personal Representative or the attorney for the Personal Representative. All persons having claims against the estate must present them to the Personal Representative at: Alyssa D. Slater, P.C.

Alyssa D. Slater, Attorney for Personal Representative
107 Depot Street
P.O. Box 729
La Grande, Oregon 97850
(541) 663-8300
(541) 663-8298 fax
within four months after the first publication date of this notice or they may be barred.

Published: August 15, 22, 29, 2018
Legal No. 00055577

PUBLIC NOTICE

dba Eastern Oregon Storage
2007 Adams Ave.
La Grande, OR 97850
(541) 963-7368

Pursuant to ORS 87.689 and ORS 87.691, the personal property of the following individuals will be auctioned due to long-term payment delinquency. An auction will be held on August 30, 2018 to satisfy liens claimed by Braseth Properties.

The location of the auction will be at 1410 21st Street, La Grande, Oregon at 10 am. For more information, call 541-963-7368.

Nicholas Lark - 01-0E176

Published: August 15, 22, 29, 2018
Legal No. 00055557

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 distance 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 South-every line of the tract conveyed to Gerald McIntire and Gene Stephens (Microfilm Document No. 57719, Records of Union

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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. By reason of said default the beneficiary has declared all sums owing on the obligation that the trust deed secures immediately due and payable, said sum being the following: to-wit: \$114,710.55, together with accrued interest in the sum of \$2,721.63 through July 5, 2018, together with interest thereon at the rate of 4% per annum from July 6, 2018, plus prior accrued late charges in the amount of \$116.90, plus the sum of \$540.12 for advances, 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 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

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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_in 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 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, Telephone: (360)260-2253, Toll-free: 1-800-970-5647, S&S 18-123348

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

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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

SPECIAL PUBLIC MEETING NOTICE

NOTICE IS GIVEN, the Wallowa County Board of Commissioners will be conducting a special public meeting on Thursday, August 16, 2018, beginning at 2:30 p.m., at the Wallowa County Courthouse, Thornton Conference Room, 101 S River St., Enterprise, OR. Review and adoption of an order approving the ballot measure for the Transient Lodging Tax. Meetings and hearings are open to the public. Those interested in attending are encouraged to do so. If you are in need of special accommodations please contact the WALLOWA COUNTY BOARD OF COMMISSIONERS OFFICE AT 426-4543, EXT. 130.

Published: August 15, 2018
Legal No. 00055588

GET QUICK CASH WITH THE CLASSIFIEDS!

Sell your unwanted car, property and household items more quickly and affordably than classifieds. Just call us today to place your ad and get ready to start counting your cash. The Observer 541-963-3161. The Baker City Herald 541-523-3673