

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



930 - Recreational Vehicles



2013 ARCTIC FOX, Silver Fox Edition, 33' 5th Wheel. Excellent condition, like new. 2 slide outs. \$35k 541-805-8111 or 541-805-5373

MUST SEE!!!



2007 Terry 29 1/2' 5th Wheel trailer w/3 slide-outs. Only used for 9 seasons and 21,600 miles. Like new condition, many upgrades. \$22,500. Call for more info or to see in person. 509-529-9837 or email bproquet1@gmail.com



NORTHWOOD TEARDROP
 • dimensions: 15x8x6
 • wireless rear view camera
 • portapotty
 • two tables, large-outside, small inside
 • large amounts of storage space
 • 3-burner propane stove
 • kitchen trash bag
 • 10.5 gallon water tank
 • 2 batteries for 12v lights, radio, LED reading lamp.
 \$8,000
 541-963-9107

960 - Auto Parts

(4) **STUDDER** Tires, used 1 winter, 265x70R17. \$400.
 (4) P275x60R20, used 4k miles, \$350. 541-910-5200
 (4) **STUDDER** tires and wheels off of Ford Explorer, 235/70/R16. Used 1 month. \$250. 541-270-3189

970 - Autos For Sale

1978 EL CAMINO Super Sport, show condition. Call for pricing. 541-805-5854

'83 MUSTANG GLX convertible. Great cond. 5.0 built. \$6500. 541-523-2921

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!

990 - Four-Wheel Drive



2002 FORD EXPEDITION
 XLT, V8, 4x4, 3rd row seat, tow package, 6 disc changer, new fuel pump, windshield, front wheel bearings, rear axle bearings carrier bearings, brakes & rotors, heater core, battery & alternator. Receipts available 166k miles. \$4200. 541-821-8900



1000 Legals

1001 - Baker County Legal Notices

PUBLIC NOTICE
 The Baker County Tourism Strategic Planning Steering Committee will meet Tuesday, September 25th at 9:00 am, in the Commission Chambers at the Baker County Courthouse, 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 523-8200 (TTY: 523-9538).

Legal No. 00056067
 Published: Sept. 24, 2018

LOOKING FOR A GOOD RETURN?
 Why not use this directory to inform people of your business?

1001 - Baker County Legal Notices

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

In the Matter of the Estate of: **GLENN ALLEN SCHWENGELS**, Deceased.

Case No. 18PB06771

NOTICE TO INTERESTED PERSONS

NOTICE IS HEREBY GIVEN that Kimberly A. Harman has been appointed Personal Representative of the estate of Glenn Allen Schwengels, deceased. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned administrator at the office of DAN VAN THIEL, Attorney at Law, P.O. Box 805, Baker City, Oregon, 97814, within four months after the date of first publication of this notice, or the claims may be barred. All persons whose rights may be affected by the proceedings may obtain additional information from the records of the court, the administrator, or the attorney for the administrator, DAN VAN THIEL.

Dated September 17, 24, October 1, 2018.

DAN VAN THIEL
 Attorney for Personal Representative

Legal No. 00055956
 Published: September 17, 24, October 1, 2018

STORAGE UNIT AUCTION

Description of Property: Bed, dressers and boxes of misc. items.

Property Owner: Brian Wilson and Rod Wilson
 Amount Due: \$414.75 as of August 22, 2018

Auction to take place on Tuesday, September 25, 2018 at 9:00 a.m. at Jalu Storage #45 located on D Street in Baker City, OR 97814.

Name of Person Foreclosing: Jalu Storage is managed by The Grove Team, Ltd, 845 Campbell, Baker City, OR 97814, 541-523-6485

Legal No. 00055880
 Published: September 12, 14, 17, 19, 21, 24, 2018

1001 - Baker County Legal Notices

PUBLIC NOTICE

On October 9th, 2018, at 5:00PM, the Baker County Planning Commission will hold a public hearing to consider two applications, County Cases CU-18-002 and CU-18-003.

CU-18-002: Kerri Little, on behalf of Property owners, Rusty and Kerri Little, requests re-authorization of CU-07-002, an approval originally granted on August 17th, 2007, for a non-farm dwelling on a ±54.39acre parcel in the Exclusive Farm Use (EFU) Zone. The subject property is identified as Tax Lot 101 of Township 11 South, Range 39 East, W.M., Baker County, Oregon (Ref. #16620).

CU-18-003: Phillips Cattle Company and Phillips Ranch Inc., request approval to partition a ±154.06-acre parcel in the Exclusive Farm Use (EFU) Zone, addressed as 25965 Middle Bridge Loop. The subject property is identified as Tax Lot 200 of Township 8 South, Range 42 East, Section 26, W.M., Baker County, Oregon (Ref. #7605).

A copy of the applications, all documents and evidence submitted by or on behalf of the applicants, and the applicable criteria are available for inspection. The staff reports the Planning Commission will use in its decision-making process for these requests will be available at the Baker City-County Planning Department by October 2nd, 2018. A digital copy of the documents can be emailed to you at no cost, or a hard copy can be provided for a reasonable cost.

If you have questions regarding CU-18-002 or CU-18-003, please contact Tara Micka at (541) 523-8219 or tandra@bakercity.org. The Planning Department is located in the basement of the Baker County Courthouse, 1995 Third Street, Suite 131, Baker City, Oregon.

Legal No. 00056023
 Published: September 24, 2018

Classified ads get great results. Place yours today!

1001 - Baker County Legal Notices

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the two-year period for the redemption of real properties included in the 2015 delinquent tax lien foreclosure proceedings instituted by Baker County, Oregon on August 24, 2015, in the Circuit Court of the State of Oregon for Baker County, Case No. 15-649 and included in the General Judgment and entered therein on October 14, 2015, and will expire on October 16, 2018.

All properties ordered sold under said General Judgment, unless redeemed on or before October 16, 2018, will be deemed to Baker County, Oregon, immediately on expiration of said period of redemption, and every right and interest of any person in such properties will be forfeited forever to Baker County, Oregon.

Alice Durlinger
 Baker County
 Treasurer/Tax Collector

Legal No. 00056070
 Published: September 24, October 5, 2018

1010 - Union Co. Legal Notices

TRUSTEE'S NOTICE OF SALE

T.S. No.: OR-17-796530-SW
 Reference is made to that certain deed made by, WILBUR D. BOWMAN as Grantor to TICOR TITLE INSURANCE COMPANY, as trustee, in favor of FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDYMAC BANK, F.S.B., as Beneficiary, dated 2/4/2008, recorded 2/12/2008, in official records of UNION County, Oregon in book/free/volume No. and/or as fee/file/instrument/microfilm/reception number 20080587 and subsequently assigned or transferred by operation of law to U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT covering the following described real property situated in said County, and State: APN: 03S3807DD 5301 3044 ALL OF LOT 4 AND THE EAST 20 FEET OF LOT 3 IN BLOCK 2-B STREET OF THE ORIGINAL TOWNSITE OF LEGRAND, UNION COUNTY, OREGON, ACCORDING TO THE RECORDED PLAT OF SAID ADDITION, TOGETHER WITH THAT PORTION OF THE ALLEY THROUGH SAID BLOCK 2-B STREET, NOW VACATED, WHICH INURED TO THE ABOVE PROPERTY BY VACATION ORDINANCE NO. 3052, SERIES 2007, RECORDED APRIL 6, 2007 AS DOCUMENT NO. 20071741. Commonly known as: 112 2ND STREET, LA GRANDE, OR 97850. 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 and no appointments of a successor trustee have been made, 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 pro-

1010 - Union Co. Legal Notices

vision. The default for which foreclosure is made is grantor's failure to pay when due the following sum: TOTAL REQUIRED TO REINSTATE: \$0.00 TOTAL REQUIRED TO PAYOFF: \$210,353.56. 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: BORROWER(S) HAVE DIED AND THE PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF AT LEAST ONE SURVIVING BORROWER AND, AS A RESULT, ALL SUMS DUE UNDER THE NOTE HAVE BECOME DUE AND PAYABLE. Whereof, notice hereby is given that QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, the undersigned trustee will on 11/15/2018 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 Chapin Building, located at 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 perform-

1010 - Union Co. Legal Notices

ance 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 WILBUR BOWMAN 112 2ND STREET LA GRANDE, OR 97850 Original Borrower / Current Owner JANICE KOHR HER AND/OR DEVISEE OF WILBUR D. BOWMAN, DECEASED 112 2ND STREET LA GRANDE, OR 97850 Original Borrower / Current Owner For Sale Information Call: 916-939-0772 or Login to: www.nationwideposting.com In constructing 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

1010 - Union Co. Legal Notices

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 reporting 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 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. 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. T.S. No.: OR-17-796530-SW
 Dated: 7/12/2018
 Quality Loan Service Corporation of Washington, as Trustee Signature By: Chelsea Bonds, Assistant Secretary Trustee's Mailing Address: Quality Loan Service Corp. of Washington C/O Quality Loan Service Corporation 411 Ivy Street San Diego, CA 92101 Trustee's Physical Address: Quality Loan Service Corp. of Washington 108 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241

Published: September 10, 17, 24, October 1, 2018
 Legal No. 00055176

DOES EVERYONE KNOW YOUR BUSINESS?
 Even if you think they do, you'll have to keep reminding them about it.

Need to move that house?

Show it over 100,000 times with our **\$99 Home Seller Special**

- 1. Full color Real Estate picture ad**
 Start your campaign with a full-color 2x4 picture ad in the Friday Baker City Herald and The Observer Classified Section.
- 2. A month of classified picture ads**
 Five lines of copy plus a picture in 12 issues of the Baker City Herald and the Observer Classified Section
- 3. Four weeks of Buyers Bonus and Observer Plus Classified Ads**
 Your classified ad automatically goes to non-subscribers and outlying areas of Baker and Union Counties in the mail for one month in the Buyers Bonus or Observer Plus Classified Section.
- 4. 30 days of 24/7 online advertising**
 That classified picture ad will be there for online buyers when they're looking at www.northeastoregonclassifieds.com - and they look at over 50,000 page views a month.

Home Seller Special price is for advertising the same home, with no copy changes and no refunds if classified ad is killed before end of schedule.

Get moving. Call us today.

Baker City Herald | THE OBSERVER

541-523-3673 bakercityherald.com
541-963-3161 lagrandeobserver.com

TRUSTEE'S NOTICE OF SALE

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.771, the following information is provided:

- PARTIES:**
 Grantor: FRANK RIENSTRA JR.
 Trustee: AMERITITLE
 Successor Trustee: NANCY K. CARY
 Beneficiary: UMPQUA BANK
- DESCRIPTION OF PROPERTY:** The real property is described as follows:
 A tract of land in the Northeast quarter of the Northwest quarter of Section 21, Township 9 South, Range 40 East of the Willamette Meridian, in Baker City, County of Baker and State of Oregon, more particularly described as follows:
 BEGINNING at a point which is South 56 feet from the Southwest intersection of the rights of way of Auburn Avenue and Clark Street, on the West right of way line of Clark Street, thence South 56 feet along said West right of way line; thence West 200 feet; thence North 56 feet; thence East 200 feet to the POINT OF BEGINNING.
- RECORDING:** The Trust Deed was recorded as follows:
 Date Recorded: August 17, 2015
 Recording No. 15330178
 Official Records of Baker County, Oregon
- DEFAULT:** The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: A monthly payment due January 1, 2018, in the amount of \$1,211.57; plus monthly payments at the net rate of \$1,185.62 each, due the first of each month, for the months of February 2018 through June 2018; plus late charges and advances; plus any unpaid real property taxes or liens, plus interest.
- AMOUNT DUE:** The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$160,871.39; plus interest at the rate of 3.875% per annum from December 1, 2018; plus late charges of \$189.48; plus advances and foreclosure attorney fees and costs.
- SALE OF PROPERTY:** The Trustee hereby states that the property will be sold to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Baker County, Oregon.
- TIME OF SALE:**
 Date: November 29, 2018
 Time: 11:00 a.m.
 Place: Baker County Courthouse, Third and Washington Streets, Baker, Oregon
- RIGHT TO REINSTATE:** Any person named in ORS 86.778 has the right, at any time that is not later than five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and 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 amount provided in ORS 86.778.

NOTICE REGARDING POTENTIAL HAZARDS
 (This notice is required for notices of sale sent on or after January 1, 2015.)

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.

You may reach the Oregon State Bar's Lawyer Referral Service at 503-684-3763 or toll-free in Oregon at 800-452-7636 or you may visit its website at: www.osbar.org. Legal assistance may be available if you have a low income and meet federal poverty guidelines. For more information and a directory of legal aid programs, go to http://www.oregonlawhelp.org.

Any questions regarding this matter should be directed to Lisa Summers, Paralegal, (541) 686-0344 (TS #30057.30939).

DATED: July 6, 2018. Nancy K. Cary, Successor Trustee, Hershner Hunter, LLP, P.O. Box 1475, Eugene, OR 97440.

Legal No. 2-19039 Published: September 17, 24, October 1, 8, 2018