

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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### 1001 - Baker County Legal Notices

and  
 WHEREAS, the Baker County Board of Commissioners held two public hearings and find that the sale of such properties to be in the best interest of the County per Order No. 2018-155; and,

NOW, THEREFORE, the Baker County Board of Commissioners ORDERS the sale of the following properties:

**Reference #**  
 7750

**Description**  
 Hunt Mtn: Approx. 160 Acres located at Township 8S, Range 38E W.M., Section 10 SE 1/4, TL 1900

**Real Market Value**  
 Land: \$90,780  
 Structures: \$0  
 Total: \$90,780

**Minimum Bid**  
 \$80,000

**Section B.**  
 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.
- Cash payment of property shall be made within 15 business days of the date of purchase.

**Section C.**  
 Sale of listed properties shall take place on Monday, November 5, 2018 at 10:00 a.m. on the steps of the Baker County Courthouse, 1995 Third Street, Baker City, Oregon.

Done and Dated this 19th day of September, 2018.

### BAKER COUNTY BOARD OF COMMISSIONERS

William "Bill" Harvey,  
 Commission Chair

Mark E. Bennett,  
 Commissioner

Bruce A. Nichols,  
 Commissioner

Legal No. 00056080  
 Published: October 1, 8, 15, 22, 2018

**TRUSTEE'S NOTICE OF SALE** T.S. No.: OR-17-796613-SW Order No.: 170432866-OR-MSO Reference is made to that certain deed made by, **HELEN HERMAN** as Grantor to **FIDELITY NATIONAL TITLE INSURANCE COMPANY**, as trustee, in favor of **WELLS FARGO HOME**

### 1001 - Baker County Legal Notices

**MORTGAGE INC., A CALIFORNIA CORPORATION**, as Beneficiary, dated 7/10/2003 or corded 7/18/2003, in official records of BAKER County, Oregon in book/reel/volume No. fee/file/instrument/microfilm/reception number **03290048** 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: **4244 09S4021BB** The North 75 feet of Lots 12 and 13 of EAST GARDEN DISTRICT, in Baker City, County of Baker and State of Oregon. Commonly known as: **1605 AUBURN AVENUE, BAKER CITY, OR 97814** 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. The default for which the foreclosure is made is the grantor's: **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.** By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit: the sum of **\$63,603.50** together with interest thereon at the rate of 2.900 per annum; plus all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust. Whereof, notice hereby is given that **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, the undersigned trustee will on **12/13/2018** at the hour of **10:00 AM**, Standard of Time, as established by section 187.110, Oregon Revised Statutes, **Inside the main lobby of the Baker County Courthouse, located at 1995 3rd St, Baker City, OR 97814** County of **BAKER**, 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 (if applicable) 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 the sale date. For Sale Information Call: 916-939-0772 or Login to: www.nationwideposting.com 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 said trust deed, 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 there are any irregularities are discovered within 10 days of the date of this sale, that 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 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.** T.S. No.: OR-17-796613-SW Dated: 7/31/2018 **Quality Loan Service Corporation of Washington, as Trustee** Signature: By: **Kristen Oswood, 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 IDSPub #0143537 10/1/2018 10/8/2018 10/15/2018 10/22/2018

### 1001 - Baker County Legal Notices

tion or trust deed, at any time prior to the sale date. For Sale Information Call: 916-939-0772 or Login to: www.nationwideposting.com 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 said trust deed, 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 there are any irregularities are discovered within 10 days of the date of this sale, that 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 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.** T.S. No.: OR-17-796613-SW Dated: 7/31/2018 **Quality Loan Service Corporation of Washington, as Trustee** Signature: By: **Kristen Oswood, 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 IDSPub #0143537 10/1/2018 10/8/2018 10/15/2018 10/22/2018

### 1010 - Union Co. Legal Notices

**NOTICE OF SHERIFF'S SALE**  
 On Thursday, November 8, 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: 855 Palmer Junction Road, Elgin, OR 97827. The court case number is 18CV06942, where U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS1, is the plaintiff, and Douglas Conrad Winkelman, Roger D. Hayes, Sr; Midland Funding, LLC; Arrow Financial Services, LLC and All Other Persons or Parties Unknown Claiming Any Right, Title, Lien, or Interest in the Real Property Commonly Known as 855 Palmer Junction Road, Elgin, OR 97827, 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](http://www.oregonsheriffsales.org)  
 Published: October 1, 8, 15, 22, 2018  
 Legal No. 00056103

### 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/reel/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

### 1010 - Union Co. Legal Notices

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 provision. 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

### 1010 - Union Co. Legal Notices

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 performance 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 **DONNA VANDERPOOL CLAIMING SUCCESSOR OF THE ESTATE OF WILBUR D BOWMAN 112 2ND STREET LA GRANDE, OR 97850** Original Borrower / Current Owner **JANICE KOHR HEIR 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](http://www.nationwideposting.com) In construing 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**

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**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 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 COM-

### 1010 - Union Co. Legal Notices

PLIED 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

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Teenagers are twice as likely as other drivers to be involved in fatal or injury crashes. So Oregon adopted a provisional license law to help protect them while they learn to drive.

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**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 new 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 the 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](http://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

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