

Classified Ads

Deadline: 5 p.m. Thursdays.
Ads received later will go in the next issue,
but can be accepted for the current issue,
space permitting, at a higher rate.

'We Know the Valley'

 111 N. Redwood Hwy., POB 849, Cave Junction OR 97523
 800-238-6493 / 541-592-3858 / Fax 541-592-3963
 jcrealty@cavejunction.com / www.cavejunction.com/realestate
Want the best? Hire the Best!
We represent both Buyers and Sellers.

Tremendous 39.8-acre property with so much potential. Owner is currently using as Horse Property. Views are exceptional once you get up on the rolling portion of property. Spring-fed ponds (not large ones, but plenty of water) per owner. There are many choices on a gorgeous home site, property is zoned RR5, potential division too. (Due diligence encouraged.) Flag strip is not paved, but touches on paved road (Walters). Power at Walters. Lots of meadows, some trees and room to roam! Now priced below assessors real market value. \$278,000 mls #52722629

Lots of tall trees make this a private setting for this 1,248 sq. ft., two-bedroom, two-bath, 1979 Goldenwest manufactured home. Step-saver kitchen has breakfast bar/desk, built-in stove, oven and dishwasher. Large utility room has a built-in desk and room for a freezer. Dining area with a hatch. Large 24 x 24 finished office/guest quarters above the garage/shop. Circular drive, lots of room to roam on this five acres. Garage also has two carports. \$199,000 mls #52803910

Deer Creek frontage! Well-built home on more than five acres, creek with swimming hole, treed drive leading to this two-bedroom, two-bath, 1,560 sq. ft. home with large deck, large shop, step-saver kitchen, large windows and more. In Selma. Priced to sell \$315,000. mls #52806809

1980 doublewide manufactured home. Three-bedroom, two-bath with large backyard, near senior center and IVHS. Sprinklers in front yard. Storage shed, storm windows. Priced to sell at \$89,000. mls #52808695

40 acres of level open farmland with a two-story log home. Water rights. 360-degree views. Home and garage need some repair. Breezeway between home and garage/workshop. Upstairs loft overlooks large pole beams and living room, kitchen, and dining area. 30 x 48 hay barn with additional overhang holds approximately 4,000 bales. Three-stall metal barn is 30 x 40. \$399,000 mls #52807394


Use our Internet Site to search the Southern Oregon MLS
Then let us know how we can help you too!

IT'S ALL ABOUT RESULTS
Jim Frick delivers!

Give HIM a Call!

 103 N. Redwood Hwy
 Cave Junction, OR 97523
(541) 450-8777
 www.c21harristaylor.com/cj

VALLEY VISITOR EARLY-BIRD SPECIAL
 Pay for your ad before March 1, 2009 to **PAY LAST YEAR'S RATE** (6% increase after 3/1/09)
 Don't miss this opportunity to advertise in the Valley's premier travel publication.
541-592-2541

Oregon Mountain Real Estate

 221 S. Redwood Hwy. PO Box 835
 Cave Junction, OR 97523
 www.oregonmountain.com 541-592-4146

Vintage two-bedroom, one-bath home on a tidy one-acre parcel. Located on Holland Loop, this home has approximately 1,030 sq. ft. of living area including the loft. Property is fenced and cross-fenced. Small barn. Room for your horse. Good water area. \$175,000 # 1129

Nearly twenty wooded acres approximately eight miles or so up Caves Hwy. Property has a nice mix of trees, power at property edge, small cabin and a well. Nice, private setting for your custom home. \$225,000 # 1112

Nice 4.7-acre parcel on Holland Loop Road. Property is level and open, would make a wonderful pasture behind your new home that you could build. Power close by and it is a good water area. \$99,000 # 1131

Concrete block home on oversized corner lot. This three-bedroom, two-bath home has more than 1,500 sq. ft. of living area. Large, covered patio with tile floor and master bedroom access. Well-landscaped yard with in-ground sprinklers. Attached double-car garage and a detached triple-car garage. Even room to park your RV. \$275,000 # 1127

Slightly more than two acres south of town. Had a mobile home which burnt and was removed from the property. So we have an improved lot with well, septic and power available. Owner may finance to a credit-worthy buyer. This is Rural Industrial zoned and the price was just reduced to \$70,000. # 1133

Two-bedroom, two-bath double-wide mobile. Covered porch, large carport and a nice-sized shop which former owner used for wood-working, etc. Located on a corner lot with more than one acre. Country living without lots of land to care for. \$149,000 # 1128

COMMERCIAL RENTALS RENTALS RENT TO OWN FOR SALE FIREWOOD LOST DOG PERSONAL

COMMERCIAL SPACE for rent at 358 Caves Hwy. 1,920 sq. ft. Can divide. New paint. 601-1520 or 592-3669
 CM41-tfc

WAREHOUSE & OFFICE for lease at 1001 Caves Hwy. \$750 per month, first & last. Available now. Phone 479-5343
 CO38-tfc

REAL ESTATE
 SACRIFICE SALE 40-AC \$29,900. Near Moses Lake, WA. Beautiful land and views, abundant wildlife. Surveyed maintained road. Great terms. Call WALR 1-866-575-4241.
 OCAN - 45

20 ACRE ranches! \$0 down! Near booming El Paso, Texas. \$15,900, \$159 month! Beautiful mountain views. Road access. Money back guarantee. Owner financing. No credit checks. 800-343-9444.
 OCAN - 45

ILLINOIS VALLEY MINI STORAGE
 102 S. Caves Ave.
592-2878
 or 450-8777
LOWEST PRICES \$15 and up
 24-HOUR ACCESS
 Safe, secure and convenient location
 (behind SOFCU)

NEWER TWO-BEDROOM, 2-bath duplex with garage. All major appliances including washer and dryer. Water, sewer and trash paid. No smoking, no pets. \$600 per month. 592-3676
 OMRE27-tfc

117 N. JUNCTION C. J. Duplex
 *New 2-bedroom, 2-bath with office, 1,010 sq. ft. \$650
 *Spacious 1-bedroom, 1-bath, 1,066 sq. ft. \$620
 *1-bedroom, 650 sq. ft. \$475
 *Studio 620 sq. ft. \$400
 First, last & deposit. Phone (541) 660-2748 or 659-9063.
 HDP41-tfc

NICE, CLEAN 2-BEDROOM duplex. Thermopane windows. Beautiful appliances. Carport. Laundry hookups. Landlord pays water, sewer, trash. Near town. No pets, no drugs. \$525 month. \$850 deposit. 592-2096
 JL43-tfc

FULLY FURNISHED! Elegant 1-bedroom guest house in rural Cave Junction. Trails to Sucker Creek. Includes microwave, refrigerator, TV, dishes, large deck. Discount utilities package available. \$595 per month with \$800 deposit. Sorry, no pets or HUD. 541-450-0505
 NL45-2P

SAVE MONEY!! Place your ads before Thursdays at 5 p.m.

NEARLY NEW 3-BEDROOM, 2-bath nice house \$785 per month. Good-sized 1-plus bedroom, 1-bath apartment \$495 per month. In town. 415-0068
 LV45-tfc

TRAILER FOR RENT in Kerby, wooded, creekside. Organic farm, horses, trails. Responsible interactive folks. \$250 Phone 592-4695
 GA45B-1P

BEAUTIFUL, QUIET ranch setting. 3-bedroom, 2-bath mobile. Small indoor pets. \$650 per month, plus security. Phone 597-4489. Available NOW!
 MC45-8CK

Featured Business Deals are becoming quite popular in the *Illinois Valley News*. For the bargain price of \$115, we will print an article, a photo, and then run an ad for four weeks. The ads will be 2 columns wide (3.717") by 3" tall, and normally cost \$33 each. Schedule your interview today - 592-2541, or visit us at 321 S. Redwood Hwy. Illinois Valley News is located across from Shop Smart, turn in the driveway by King's Chinese restaurant. We are behind Shasta Fudge, and open Weekdays from 8 a.m. to 5 p.m. Ask about other advertising options.

Cargo Containers
 Rent, Buy or We Modify
 20, 40 & 45' Lengths
 We deliver 2 U
 GW Storage, LLC
 541-479-5583

3-BEDROOM, 2-BATH on end of quiet cul-de-sac in Cave Junction. Close to town but feels country. Beautiful new home, granite, hardwood and huge fireplace. Landscaped with fenced backyard. Double garage with opener. Great home in nice location. Super value. Lease or "Rent to Own" (we can help with credit repair). \$1,050 per month, plus deposit. 218-2361
 BB45-4B

PROPERTY MANAGEMENT
 CENTURY 21 Harris & Taylor now doing Property Management in Illinois Valley. Put our experience and competent management skills to work for you. Phone Century 21 Harris & Taylor today at 592-3181
 CHT50-tfc

RACHELLE BENSON Property Management: Residential, vacation, monitoring. Phone 592-6815 from 10 a.m. - 4 p.m.
 RB45-4P

APPLIANCES & FURNISHINGS

ELITE RENT-2-OWN today! Household furniture, living room sets, bedroom sets, dining room sets, appliances, electronics, computers. Home of the Big-Screen TV. 232 NW 6th St. Grants Pass 474-7174
 RJ18-tfc

NICE 12-FOOT ALUMINUM boat & 7.5 HP motor \$685. Really nice 3/4-ton Silverado long-bed, tow package, tunes, liner, looks and runs great \$3,700. 10-foot fiberglass little boat \$250. Phone 541-890-2333
 RF45-1P

BARK CHIPS from Kauffman Wood, approximately 20-yard load. \$150 delivered in I.V. Phone 592-2568
 DK30-tfc

AUTO FOR SALE
 1993 TOYOTA PREVIA van, seats 7. Super clean, runs great. \$1,800 or best offer. Gold. Phone 541-415-1975
 LS45-2P

LOANS

Private Loan Specialists! For 23 years we have matched lenders and borrowers to solve unique situations.
 *Self-employed
 *New Business
 *Bridge Loans
 *Foster Care
 *Out-of-state borrowers
 *Land
 Fast & Courteous Service.
 Compare our Rates!
Rogue River Mortgage LLC
 Lynn Costantino or Bob Puntney
 476-6672 or 800-659-6172

illinois-valley-news.com

PERPETUAL FLAME
 Green hardwood \$185/cord, 2-cord minimum. Kiln dried hardwood \$210/cord or a mix. Delivered in Illinois Valley. 660-8704
 JK35-tfc

SEASONED MADRONE. The best firewood available. Will cut shorter or smaller for seniors - phone 541-287-0336
 DS42-5P

ATTENTION

ATTENTION CRAFTERS! SPRING FAIR!
 March 27-29 at Douglas County Fairgrounds. Our 34th year! Booths available for quality crafts. For information, send SASE to Spring Faire 2009, P.O. Box 22, Dillard, OR 97432
 LM44-3C

RUMMAGE SALE

INDOOR RUMMAGE sale Fri., Jan. 23 & Sat., Jan. 24 from 9-4 at 140-C S. Redwood Hwy., downtown Cave Junction.
 GA45A-1P

BUSINESS OPPORTUNITY

100% RECESSION proof! Do you earn \$800 in a day? Your own local candy route. Includes 25 machines and Candy. All for \$9,995. 1-888-776-3071.
 OCAN - 45

LOST DOG - Border Collie, black & white, 12-year-old deaf female named "Jellybean". Very shy. Lost near I.V. Building Supply & Madrone. Please phone 592-3390.
 VB45-1P

HELP WANTED

PHARMACY EXPRESS in Cave Junction has immediate opening for a Full-Time Certified Pharmacy Tech, previous experience a must. Contact Laura at 541-592-4555 or fax resume to 541-592-6776.
 CKE45-4C

DRIVERS - ROCKY mountain doubles! \$1,000 sign on bonus. Regional runs, home weekly. LCV Certification or 6 months prior doubles experience required. Call today (866) 706-4615 www.swifttruckingjobs.com.
 OCAN - 45

DRIVER \$5K sign-on bonus for experienced teams with HazMat: dry van & temp control available. O/O's welcome. Call Covenant. (866) 684-2519.
 OCAN - 45

ABLE TO travel: hiring eight people, no experience necessary. Transportation & lodging furnished, expense paid training. Work / travel entire US. Start immediately. www.proteckchemical.com. Call 1-877-936-7468.
 OCAN - 45

Tired of Trying to Lose Weight Alone?
 Join us at TOPS (Take Off Pounds Sensibly). A low-cost Weight Loss Support Group for all ages and sizes. We meet 10:30 a.m. to Noon every Thursday at the Methodist Church. Questions:
Phone Teri at 592-3167 or www.tops.org

DRINKING PROBLEM ?
 AA CAN HELP
 Call 592-2901 or 761-4115
 CJ Meetings:
Immanuel Methodist Church
 Thurs 7 p.m.
 Sat 7 p.m.
 Sun 7 p.m.
St. Matthias Church
 Tues 7 p.m.
 Wed 7 p.m. Men
 Sat 10 a.m. Women
First Love Christian Fellowship
139 Caves Hwy.
 Mon 7-8 p.m.
 Wed 7-8 p.m.
AL-ANON Family Group
I.V. Senior Center
 Wed 7-8 p.m.

BARGAIN MINI STORAGE
 175 Finch Road
 Kerby
592-3355
 *8'x10' - \$35
 *10'x10' - \$42
 *10'x20' - \$72
 *8'x40' - \$100
 *8'x28' - \$72
 Open Vehicle Parking

LEGAL NOTICE

Trustee's Notice Of Sale Loan No.: 0016589939 T.S. No.: 08-01861-6 Reference is made to that certain deed made by, Janice M. Nesbit, as Grantor to First American Title Insurance Company of Oregon, as Trustee, in favor of Option One Mortgage Corporation, a California Corporation as Beneficiary, recorded June 10, 2005, as Instrument No. 2005-012990 of Official Records in the office of the Recorder of Josephine County. OR to-wit: APN: R307337 Lot 28 and 29 in Block 5 of Lincoln Park addition to the Town, now City of Grants pass, Josephine County, Oregon, as the same appears on the plat thereof on file and of record in Volume 1, Page 7, in the office of the County Clerk of said County and State. Commonly known as: 520 NW Savage ST, Grants Pass, OR 97526 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 86.735 (3) of Oregon Revised Statutes; the default for which the foreclosure is made is the grantor's: failed to

pay payments which became due; together with interest due thereon; together with late charges due; Monthly Payment \$1,205.85 Monthly Late Charge \$54.24 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 \$167,515.17 together with interest thereon at the rate of 6.35000% per annum from 08/01/2008 until paid; plus all accrued late charges thereon; and 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, Fidelity National Title Insurance Company, the undersigned trustee will, on 4/22/2009, at the hour of 01:00 PM, Standard of Time as established by section 187.110, Oregon Revised Statutes, at the front door to the Josephine County Courthouse, Sixth and "C" Street, Grants Pass, OR, County of Josephine, 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 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 86.753 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 performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale. For further information please contact Fidelity National Title Insurance Company, 17911 Von Karman Ave, Suite 275, Irvine, CA 92614 949-

622-5730 Trustee Sale Line 714-573-1965 www.priorityposting.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. Dated: December 23, 2008 Fidelity National Title Insurance Company Signature By Shena La Rue State of CA County of Orange I, the undersigned certify that I am the Trustee Sale Officer, and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale. Shena La Rue P# 512704
 Publish: 1/7, 1/14, 1/21, 01/28/2009