

Classifieds



‘We Know the Valley’
111 N. Redwood Hwy., POB 849,
Cave Junction OR 97523
800-238-6493 / 541-592-3858 / Fax 541-592-3963

Want the best? Hire the Best!
We represent both Buyers and Sellers.

Great Little Mini-Ranch--Very nice, 3bd 1 ba with lots of recent upgrading, inc refinished solid oak wood floor in L/R, kit. cabinets, island/stove, & bathroom. lg master bd, good size laundry, and most of interior is freshly painted. Large deck off kitchen, for your view of barn, pasture area and casual entertaining or just lounging. Prop all level, fenced/cross fenced, with pasture dotted with shade trees & some conifers. 8 X 12 new built pump house with storage & barn has corrals, and also a new, secure chicken house/coop. (pampered chickens) 3 mature, diff variety, apple trees. Big garden area, and a view of mountains. \$250,000 mls 52927514

This cute little cottage style home is on .28 of an acre and is on the edge of the city limits. It has a pretty yard with lots of flowers and a large garden area. This is zoned Rural Commercial which has many uses, including a home business. Check with planning. Lots of potential here. Home is currently rented. Needs a little TLC. \$109,000 mls# 52936643

Beautiful farm property, with some water rights. . D/W Home sits on a knoll, large sun room to sit & enjoy the view overlooking pasture & animals. Has a nice open floor plan, big living room, country style kitchen, and sep. family/den too. Very large master bedroom, and others are good sized too. Owner says the barn will hold up to 100 ton of hay, has sep. milking room, 3 stalls, tack room, plus, there is a fenced, level arena for horse training. Fencing is non-climb for horses in the arena area. 3 car sep. carport, decorative fish/water feature at house. Plus a sep. shed, and workshop. All this, only 10 miles to all community services. \$295,000 mls# 52936149

Heavenly views from your own private 14 + acre hilltop retreat with awesome views of the surrounding mountains. This is very quiet and secluded setting. There is a drilled well (5 gpm), and septic approval, so it is ready for your home \$118,500 mls #52932225

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!

Century 21
Harris and Taylor

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

Looking to buy or sell?
Give me a call.
Experience and Knowledge Working for You.

I know the Valley!
“I donate to our local library from each sale.”
Call Today!
Cilicia Jean Philemon

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Home — 541-592-4062 Office — 541-592-3858

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

Would you believe a 1.7 acre in town lot with city services, plus a 3 bedroom ranch style home with over 2300 sq. ft. of living area for only \$225,000? Home features an island style kitchen, oodles of storage space and a double car garage that was converted to extra living space. Garage conversion was done in such a manner that it could be made back into a garage with minimum effort. Property is zoned residential, but could probably be re-zoned to commercial. Check with the city on this. Lots of possibilities here from a nice large family home to perhaps an assisted living residence or senior housing. #1234

Check out this 1+ acre in the O’Brien area. Just reduced. At one time there was an older mobile home on the property which was removed. The well, power and septic are there. They need to be inspected and tested since they have not been used in some time. Would make a nice spot for your new home. Several out buildings including a gazebo and a garage. Clear out around the pond and create a neat spot to enjoy your country life. With a smaller parcel you don’t have acres and acres to keep up. \$64,900 #1216

Two bedroom, two bath mobile home on a large city lot. This split bedroom design home has a newer roof and newer heat pump. Major appliances included. Nicely landscaped with a neat water feature and a small bridge. Sitting area and some fencing. The pride of ownership shows. Located close to everything, yet on a quiet cul-de-sac for added privacy on the east side of town near the park. \$89,000 #1227

HOMES FOR RENT

1 - BED ROOM MOBILE in Kerby. No pets. \$375 per month plus electricity. First, last & security. References required. 541-592-2825
RS49-tfc

AUTOS WANTED

WANTED: YOUR scrap cars & trucks. Will pick up. \$100 for large vehicles, call for quote on small at 541-592-2427 or 541-659-3899. No garbage. I.V. Recyclers JS41-tfc

\$\$\$ PAYING \$\$\$ TOP DOLLAR \$ \$50 ~ \$200 for autos and trucks. Same day service at Valley Wreckers in Selma. Call David Rubenstein at 541-450-3013 DR29

SERVICES

Brush Bros. Yard Service. Property cleanups, brush and berry removal, tree trimming, wood splitting, hauling. Call Mark 541-660-1505 tfn

STORAGE

STORAGE CONTAINERS
Are you ready for winter? Keep everything safe and dry in a lockable wind and water-tight container. Purchase or rent, as low as \$120 per month. (541) 479-5583
GW30-tfc

VOLUNTEERS WANTED

Do you like meeting people? IV Library needs tablers to sign up new library cards and members. tfn

IV Library needs volunteers to shelve books. 3 hours per week. Call Kate or Barry. 592-4778. _____ tfn

Lose Weight, - Feel Great!
TOPS (Take Off Pounds Sensibly). Weight Loss for all sizes. 10:30 a.m. to Noon on Thursdays. United Methodist Church. 541-592-3167
TOPS22-tfc

VOLUNTEERS WANTED

I.V Eagle is looking for a few people to help transport our Vets to their V.A. appt. Must have valid driver’s license and a real desire to give back to those that -have given so much. We are looking for compassionate volunteers that want to help our Vets. Call Dee at 541-944-3741

Timber for Sale/ Wanted

Brent Ottosen Logging Top \$\$\$ Paid on Private Timber! Selective logging at its finest – with detailed clean-up. Cash advances available! Also paying cash for heavily timbered acreage. 541-955-7168 4.24

INSTRUCTORS WANTED

Do you have skills you would like to share with others? Art, craft and quilting teachers needed. 541-592-5373

AVON

Rep. Laura Mancuso serving the Cave Junction area, 541-660-5191. Brochures at the IV News office or enjoy shopping at www.youravon.com/lmancuso.

MARTIAL ARTS
Tai Chi & Chi Kung
Spring classes every Friday,
Time: 5:00 - 6:00 p.m.
At Rising Dragon
Call Neil for information at 541-592-6031

ILLINOIS VALLEY MINI STORAGE
6'x12' - \$30
8'x12' - \$45
10'x12' - \$55
541-592-2878 or 541-450-8777
102 S. CAVES AVE.

DRINKING PROBLEM? AA CAN HELP
CALL 541-592-2901 or 541-761-4115

CJ Meetings: Immanuel Methodist Church
Mon 7-8 p.m.
Wed 7-8 p.m.
Thurs 7 p.m.
Sat 7 p.m.
Sun 7 p.m.

AL-ANON Family Group: I.V. Senior Center
Wed 7-8 p.m.
Women’s Meetings: I.V. Family Coalition Building
Fri 12 p.m.

WORK WANTED

Certified Medical Assistant seeking in-home care clients. Remain at home enjoying proficient, compassionate personal care. Excellent references! 541-592-6049 6.1.

Looking for caretaker job in trade for modest rent will protect and maintain, bigger the grounds the better. 541-415-1323 4.24

Read & Recycle

HAY FOR SALE

DOUBLE A RANCH Hay sales. High quality Klamath Alfalfa, grass and grass/alfalfa mix hay. Straw available located in Selma. We deliver. 541-659-7822 6.27.13

FIRE WOOD
PERPETUAL FLAME Green hardwood \$200 a cord, 2 cord minimum Soft wood \$180 a cord, 2 cord minimum Delivered in the Illinois Valley. 541-660-8704 k tfn B

ILLINOIS VALLEY MINI STORAGE
102 S. Caves Ave.
541-592-2878 or 541-450-8777
LOWEST PRICES \$15 and up
24-HOUR ACCESS
Safe, secure and convenient location (behind SOFCU)

ESTATE SALE

May 3,4 and 5 form 8 a.m. to 3 p.m. 222 Ollis Rd. #106. Furniture, Household items, Small Appliances and Tools. _____ 5.1

YARD SALE

Saturday, May 4th from 10 a.m. – 3:00 p.m. Tools & Household, 125 Masters Dr. _____ 5.1

Rental Wanted

Elderly gentleman looking for rental of property to care take. HUD approved, O’Brien area. Need safe place for me and my chickens. A.S.A.P. 541-415-4998

APPLIANCES FOR SALE

Washer and Dryer for sale. Speed Queen Electric. Matching set. Heavy Duty. Less than 2 years old, like new. Warranty. \$600 OBO 1-541-659-6143 after 12 Noon Please. _____ 5.1

HOME FOR SALE

For Sale by owner Beautiful setting at 125 Masters Drive, Cave Junction. 5+ level acres, mountain view, large pasture with stall & hay storage, 2-car garage with carport. 1,440 sq. ft. manufactured home, 2-bedroom, 2-bath. Reduced to \$235,000. Cash or pre-approved only. Call 541-592-6492 5.1

LOST DOG

Macy is a tan chihuahua that was last seen in the Forrest Creek area of Selma. If you have seen her please contact Connie at 597-4211

READ & RECYCLE

LOTS OF POSSIBILITIES!



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Oregon Mountain Real Estate 541-592-4146

Web Design
Professional Quality Web Design. Cave Junction resident will meet with you.
cenproweb@gmail.com, cenproweb.com or **541-291-8724**

Want to have a garage sale?
Anyone in area. Free to set-up in Jefferson State Trading Post Parking Lot. For info call 541-592-6647

MASTIFF SEEKS MATE
3 year old Rott/Mastiff Male Big Beautiful and good tempered seeking female of similar breed and temperament with good hips for short term relationship or booty call resulting in Pups. Call for TANK at 541-787-5267 will also consider Rotti, Mastiff or Dane

Public Notice

TRUSTEE’S NOTICE OF SALE Loan No: 200059795 T.S. No.: 1103916OR Reference is made to that certain commercial deed made by, LISA A ENGEL AND GALEN D ENGEL AS WIFE AND HUSBAND as Grantor to TICOR TITLE INSURANCE COMPANY, as trustee, in favor of BAYVIEW FINANCIAL SMALL BUSINESS FUNDING, LLC A DELAWARE LIMITED LIABILITY COMPANY, as Beneficiary, dated 8/30/2007, recorded 8/30/2007, in official records of Josephine County, Oregon in book/reel/volume No. at page No. , fee/file/instrument/microfile/reception No. 2007-017147 (indicated which), covering the following described real property situated in said County and State, to wit: APN: R304178 PARCEL 1 OF PARTITION PLAT NO. 2007-009, IN JOSEPHINE COUNTY OREGON Commonly known as: 145 Taylor Place Merlin OR 97532 Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said Commercial 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: Installment of Principal and Interest plus impounds and/or advances which became due on 11/1/2010 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable. Monthly Payment \$1,122.66 Monthly Late Charge \$56.13 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 \$178,383.78 together with interest thereon at the rate of 6% per annum from 10/1/2010 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 First American Title Company, the undersigned trustee will on 8/5/2013 at the hour of 1:00 PM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, at At the front door to the Josephine County Courthouse, 500 NW 6th 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 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 86.753 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. 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: 4/2/2013 First American Title Company c/o Seaside Trustee, Inc. 3 First American Way Santa Ana, California 92707 (702) 207-0292 Signature By: Cindy Engel Authorized Signor P1031281 4/10, 4/17, 4/24, 05/01