

PUBLIC NOTICE

This is to give notice that on Monday, May 8th, at 7:00 p.m. in the Council Chambers of City Hall, 222 W. Lister Street, Cave Junction, Oregon, the Common Council of the City of Cave Junction will meet in a regular session. The agenda may include, but is not limited, to the following:

Minutes of Previous Meeting(s); Council Updates - Planning - Municipal Court - Public Works - Sheriff's Report; Marijuana Business License Application (Providing All Patients Access LLC){Allen Knopsny-

der}; OLCC Application Recommendations:- (Diggin' Livin' Farm And Apiaries, LLC){Joy McEwen} - (IV Lions Day Festival){Ubhill One Concessions}; Rural Business Development Grant for Technical Assistance (Cave Junction Fiber Internet Connectivity Project); Revisited – Nuisance Determination – 406 S. Redwood Hwy, Sign Code Violation; Recorder Appointment; Budget Committee Appointments;Resolution 816, Setting Bulk Water Rate at \$.03 per Gallon; Resolution 817, Increasing

Non-Sufficient Fund Check Fee to \$35.00; Ordinance 562, Property Owner Required to Remove Graffiti; Continued – IV Little League Agreement/Fee Waiver Request; Executive Session - ORS 192.660 (2)(b,f,h) {As/If Required}; General Information – 223 Millie Street Abatement/Disposal; Social Media Policy; Financial Reports/Audit Findings; Comments

PUBLIC NOTICE

TRUSTEE'S NOTICE OF SALE

The obligations secured by the trust deed described below are in default and the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 through ORS 86.795. No action is currently pending to recover any part of the debt secured by the trust deed.

1. TRUST DEED: The parties to the trust deed are Gary L. Braden, as Grantor; First American Title Insurance Company of Oregon, as Trustee; and Ronald L. Hiler, as Beneficiary. The trust deed was recorded June 2, 2006, as Document Number 2006-011368 in the Official Records of Josephine County, Oregon.

2. TRUSTEE: The successor trustee is Ron Versteeg, Attorney at Law, OSB #863098, whose mailing address is: PO Box 2437, Cave Junction, OR 97523.

3. PROPERTY: The property encumbered by the trust deed is situated in Josephine County, Oregon, and is commonly known as 220 S. Redwood Highway, Cave Junction, OR 97523, and more particularly described as follows:

Beginning at the Northeasterly corner of Lot 25 of "Cave Junction", being a Subdivision of a portion of Section 21, Township 39 South, Range 8 West of the Willamette Meridian, Josephine County, Oregon; thence Southerly along the Easterly line of Lot 25, 5 feet to the true point of beginning; thence Southerly along the Easterly line of Lots 25, 24 and 23, 100 feet; thence Westerly and parallel with the Northerly line of Lot 23, 180 feet to the Westerly line of said Lot 23; thence Northerly along the Westerly line of Lots 23, 24 and 25, 100 feet; thence Easterly and parallel with the Northerly line of Lot 25, 180 feet to the point of beginning, Josephine County, Oregon.

4. DEFAULTS: This foreclosure is a result of the following defaults:

Failure to pay the monthly installments of \$1,943.64, falling due on February 1, 2017, and on the 1st day of each month thereafter; Failure to maintain insurance on the improvements on the property against loss or damage by fire and other hazards; Failure to pay property taxes on the subject property before such taxes became past due and delinquent.

5. BALANCE OWING: The following sums are owing on the obligation secured by the trust deed:

The unpaid principal balance of Two Hundred Thirteen Thousand Four Hundred Forty-

Six and 95/100ths Dollars (\$213,446.95), together with interest from January 17, 2017 at 7.00 % per annum; together with trustee fees, attorney fees, foreclosure costs, and any sums advanced by the Beneficiary to protect the security.

6. ELECTION TO SELL: As a result of the defaults set out above, the beneficiary and the trustee have elected to sell the property to satisfy the obligations secured by the trust deed. A Notice of Default has been recorded pursuant to ORS 86.735(3) and the beneficiary has declared all sums owing on the obligations secured by the trust deed immediately due and payable.

7. SALE: The property will be sold in the manner prescribed by law on Monday, July 31, 2017, at 9:15 A.M. at the front steps of the Josephine County Courthouse, 500 N.W. Sixth Street, Grants Pass, Josephine County, Oregon.

8. RIGHT TO CURE DEFAULT UNDER ORS 86.753: Any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than the portion of the principal that would not be due had no default occurred) together with costs and expenses actually incurred in enforcing the obligations, including trustee's and attorney's fees (not exceeding the amounts provided by ORS 86.753) and any sums advanced by the beneficiary pursuant to the trust deed and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the note and trust deed.

9. NOTICE OF POTENTIAL HAZARDS: 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.

DATED: March 22, 2017 Ron Versteeg, Trustee

Published in the April 12,19,24 and May 3 editions of the Illinois Valley News.

Vote YES by May 16!

Building a strong foundation for a better library.

Measure 17-79 will form a special library district that will pay for more hours | better books | stable funding

The new library district is smaller, surrounding the areas in Grants Pass | Illinois Valley | Williams | Wolf Creek

Libraries connect us to each other and to an ever-changing world.

Visit us online at keepourlibrariesopen.com to find out whether you're in the proposed district and how you can opt in after it passes.



Yes!
Libraries Matter

This ad was paid for by Keep Our Libraries Open PAC.

Vote "YES" on the ANIMAL SHELTER CONTINUATION LEVY

What Does Your \$1 per Month Get You?*

- Adequate response for dangerous, abused and lost animals
- Someplace to report your lost pet; people working to find it
- Pets to adopt that have been vaccinated, wormed and "fixed"
- Caring, professional staff serving public 6 days per week
- More adoptions, less euthanasia (down by 42% since last levy passed)



Not a New Tax...VOTE YES May 16th!

* cost to average County homeowner is less than \$1 per month

PUBLIC NOTICE

LAND FOR SALE

The City of Cave Junction has declared the following property as surplus and is accepting sealed bids for the sale of the property. Bids must be received at City Hall, 222 W. Lister St, PO Box 1396, Cave Junction OR 97523, no later than 4:00 p.m. on Friday, May 5, 2017. The successful bidder will be required to remit 10% of the bid price within 10 days of notice of bid acceptance and must complete the transaction within 60 days.

1. Parcel Identification: Assessor's Map 39-08-16-DC, Tax Lot 408 (223 Millie Street) 2. This parcel is .29 acres, zoned SR. 3. City water is available to the parcel. 4. City sewer is available to the parcel.

5. The conveyance of this real property shall be subject to the following covenants: (a) The Grantee must acknowledge that said real property is contaminated with asbestos. (b) Grantee will remove this asbestos contamination and the partially destroyed dwelling from the real property by the 120th day after the date of conveyance of the real property from the City of Cave Junction to the Grantee. (c) The Grantee will use a licensed contractor for the removal of the asbestos and will remove and dispose of the asbestos in compliance with all state and federal laws. (d) The City of Cave Junction makes no warranties, express or implied, regarding the property or the condition or state of repair thereof, it being understood by all parties that the property will be conveyed to the buyer AS IS. (e) In the event that any lawsuit is filed in relation to these covenants, the unsuccessful party in the action shall pay to the successful party, in addition to all the sums that either party may be called on to pay, a reasonable sum for the successful party's attorney fees. (f) The burdens and benefits of the covenants contained herein shall run with the above described real property and that these covenants shall be binding upon and inure to the benefit of the undersigned, their successor, and assigns. 6. The City reserves the right to accept or reject any bid. Published April 19, April 26 and May 3.

H&R Block Business Services

- Bookkeeping
- Payroll
- Tax Preparation
- Advice

H&R Block Business Services can help your business go further.
Contact your local H&R Block office for more information.

H&R Block
210 W. Lister St.
Cave Junction
592-3667
Ted Crocker, LTC
Bob Link, LTC
Licensed Tax Consultants B14914

H&R BLOCK | business services

Illinois Valley Wellness Resources Seeking Services:



Valley seniors are looking for transportation, caregivers, firewood, handymen, computer skills, housekeepers and yard work. If you would like to provide one of these services and will complete a background check and have references please contact Laura Mancuso at 541-592-9781

WHAT MEASURE 17-80 MEANS TO YOU

Compare YOUR property tax statement to this example.

Ask yourself...

"What's MY Benefit?"

The benefit to the entire County of Measure 17-80 is an increase to the Adult Jail Inmate Capacity and the opening of the Juvenile Detention Center (Closed since 2012). By law, all of Measure 17-80 levy payments must go towards this cause. It stops the revolving door.

THIS YEAR'S TAX

EDUCATION:	
3 RIVERS SCHOOL DIST	552.07
ROGUE COMM COLLEGE	75.98
S.O. ED. SERV. DIST	52.21
EDUCATION TOTAL:	680.26

GENERAL GOVERNMENT:

JOSEPHINE COUNTY	86.93
4-H/EXTENSION SERVICE	6.80
JOSEPHINE COUNTY LOCAL	11.85
GENERAL GOVERNMENT TOTAL	105.58

EXCLUDED FROM LIMITATION:

COUNTY BOND LEVY	20.55
3 RIVERS SCHOOL DIST	79.35
RCC BOND	8.40

EXCLUDED FROM LIMITATION TOTAL: 108.30

SPECIAL ASSESSMENTS:

OR FORESTRY FIRE, TIMB	20.85
OR FORESTRY FIRE, SURC	47.50

SPECIAL ASSESSMENTS TOTAL: 68.35

Measure 17-80 Levy (148.16 x .93) **137.78**

TAX TOTALS **1,100.27**

VOTE YES ON 17-80

Funding Josephine County governance. (60% of these funds go towards the Sheriff's Department)

Animal Shelter.

Jail Construction Bond. (Paid off Nov. 2017 and will be eliminated.)

Measure 17-80 Levy

Adult Jail and Juvenile Detention Center funding. (93¢ per \$1,000 assessed property value.)

Tax to Josephine County Tax Collector to fund numerous programs.