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LEGAL NOTICE

PUBLIC NOTICE

The Board of Commissioners will conduct a hearing on November 24th, 2015 and December 7th, 2015 beginning at 10:00 a.m. in the Thornton Conference Room of the Wallowa County Courthouse. The purpose of these hearings is to consider an Ordinance Opting Out of State Licensed or Registered Marijuana Businesses. Meeting and hearings are open to the public. Those interested in attending are encouraged to do so. If you have question, please contact the Wallowa County Board of Commissioners office at 541-426-4543 ext. 130.

LEGAL NOTICE

PUBLIC NOTICE

The Board of Directors of the Wallowa Education Service District will hold their regular meeting on Monday November 16th at 5:30 p.m. in the ESD Board Room. A copy of the agenda may be obtained at the Education Service District office at 107 SW First Street #105 in Enterprise.

LEGAL NOTICE

PUBLIC NOTICE

Notice is Hereby Given that the Wallowa County Board of Commissioners will meet for a special board meeting on Tuesday November 24th, 2015, at 9:00 a.m. in the Thornton Conference Room of the Wallowa County Courthouse.

This meeting is in lieu of the regular Board of Commissioners Meeting which was to be held on November 16th, 2015 due to scheduling issues.

Meeting and hearings are open to the public. Those interested in attending are encouraged to do so. If you have question, please contact the Wallowa County Board of Commissioners office at 541-426-4543 ext. 130.



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Deadline is 4PM Monday
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The DEADLINE
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is 10AM Monday

LEGAL NOTICE

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Patrick M. Morehead and Julia M. Morehead, husband and wife, as grantor, to Wallowa Title Company as trustee, in favor of Pacific Republic Mortgage Corporation as beneficiary, dated July 3, 2003, recorded July 29, 2003, in the mortgage records of Wallowa County, Oregon, as Document No. 03-48680, and assigned to Oregon Housing Community Services Department by assignment recorded on November 26, 2003 in the records of Wallowa County, Oregon, as Document No. 2003-49588, covering the following described real property situated in said county and state, to wit:

A TRACT OF LAND BEING WITHIN THE SW $\frac{1}{4}$ NW $\frac{1}{4}$, AND THE SE $\frac{1}{4}$ NW $\frac{1}{4}$, SECTION 13, TOWNSHIP 1 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN, WALLOWA COUNTY, OREGON, DESCRIBED AS FOLLOW: BEGINNING AT A POINT WHICH BEARS SOUTH 57°11' EAST 348.25 FEET FROM THE NORTHEAST CORNER OF RIVERSIDE PARK ADDITION TO THE CITY OF WALLOWA, WALLOWA COUNTY, OREGON, SAID POINT BEING SITUATED ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE OWR&N RAILROAD; THENCE CONTINUE SOUTH 57°11' EAST 286.98 FEET ALONG SAID RIGHT OF WAY LINE TO EXISTING FENCE LINE; THENCE SOUTH 30°41' WEST 160 FEET ALONG EXISTING FENCE LINE TO THE NORTHEASTERLY LINE OF THE ARTHUR JOHNSON EASEMENT; THENCE NORTH 57°11' WEST 292.95 FEET ALONG THE SAID NORTHEASTERLY LINE OF THE ARTHUR JOHNSON EASEMENT; THENCE NORTH 32°49' EAST 159.96 FEET TO THE POINT OF BEGINNING. PROPERTY ADDRESS: 205 Riverside Avenue, Wallowa, OR 97885

There is a default by the grantor or other person owing an obligation or by their successor in interest, the performance of which is secured by said trust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision. The default for which foreclosure is made is grantors' failure to pay when due the following sums: monthly payments of \$579.21 beginning January 1, 2015; monthly payments of \$566.52 beginning February 1, 2015; plus late charges of \$188.48; plus other fees of \$34.00 together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein; and prepayment penalties/premiums, if applicable.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to wit: \$71,044.86 with interest thereon at the rate of 4.50000 percent per annum beginning December 1, 2014; plus escrow advances of \$932.57; plus other fees of \$149.00; plus late charges of \$188.48; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; any further sums advanced by the beneficiary for the protection of the above described property and its interest therein; and prepayment penalties/premiums, if applicable.

WHEREFORE, notice is hereby given that the undersigned trustee will on January 15, 2016, at the hour of 10:00 AM, in accord with the standard of time established by ORS 187.110, at Wallowa County Courthouse Front Entrance, 101 S. River St., Enterprise, OR 97828, in the City of Enterprise, County of Wallowa, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above, which the grantor had or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of the sale, including reasonable charges by the trustee. Notice is further given that any person named in ORS 86.778 has the right, at any time that is not later than 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 such portion of the principle as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying those sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee and attorney fees not exceeding the amounts provided by ORS 86.778.

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. In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to the 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.

Robinson Tait, P.S.
Authorized to sign on behalf of the trustee
710 Second Ave, Suite 710
Seattle, WA 98104

THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE RECEIVED A DISCHARGE OF THE DEBT REFERENCED HEREIN IN A BANKRUPTCY PROCEEDING, THIS LETTER IS NOT AN ATTEMPT TO IMPOSE PERSONAL LIABILITY UPON YOU FOR PAYMENT OF THAT DEBT. IN THE EVENT YOU HAVE RECEIVED A BANKRUPTCY DISCHARGE, ANY ACTION TO ENFORCE THE DEBT WILL BE TAKEN AGAINST THE PROPERTY ONLY.



Kathleen Ellyn/Chieftain
Coming through! An adult team competes in the 3-on-3 basketball event at Joseph Charter School on Saturday. The tournament, organized by senior Deni VanWinkle for his senior project, raise \$700 for the high school band. In all, VanWinkle said, there were 12 co-ed teams competing. The winning teams were: Adult division, team of Olan Suffer, Justin McKay and Jason Wilcox; Youth division, team of Wyatt Smith, Jake Chrisman and Deni VanWinkle.

Advocacy group wants lawmakers to reform tax credit rules

By Hillary Borrud
Capital Bureau

SALEM — A tax reform group is pushing lawmakers to reform transferable income tax credits that Oregon awards to energy conservation, transportation, biomass and agricultural workforce housing projects.

Jody Wiser is chair of Tax Fairness Oregon, a group which advocates for a progressive tax code and full enforcement of state tax laws. Wiser is also a registered lobbyist for the group.

Wiser met on Thursday with state Rep. Phil Barnhart, D-Springfield, and chair of the House Interim Committee on Revenue, to discuss potential changes to the tax credits.

The state has awarded many of these tax credits to nonprofits, religious groups and governments that don't owe any taxes, but because the credits are transferable the groups can sell them to raise cash. IN many cases the credits are sold at deep discounts, resulting in less money for the projects they were meant to help fund.

"The whole idea of selling a five-year tax credit might be the stupidest thing we're doing," Wiser said.

It would be simpler for the state to issue grants to the projects officials want to support, instead of tax credits, Wiser said.

"Frankly, as much as the people who do energy and the people who do low-income housing would like to see their budgets protected, because tax credits protect them, I don't think their budgets are more sacrosanct than school budgets, and school budgets aren't protected," Wiser said.

Wiser suggested that if the state wants to continue issuing transferable tax credits as a public policy tool, agencies should sell only one-year tax credits and use public auctions to make the sales.

That would raise money that could be issued in grants to the projects the state wants to encourage. Supporters of tax credit auctions point out the Oregon film office has used them successfully to sell tax credits for about 99 cents on the dollar.

Wiser said there are "a lot of people in the housing community and it sounds negative to do something they don't want. So it may be changing it to an auction is the farthest you can go."

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