

Wallowa County Chieftain CLASSIFIEDS

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Business Hours Monday - Friday 8:00 am to 5:00 pm	Chieftain Location 209 NW 1st Street Enterprise, OR 97828	Call or Fax Phone: 541.426.4567 Fax: 541.426.3921 Include name, phone number and address	Advertising Deadlines Classified liners- Mondays, 10 a.m. Display ads - Fridays, 5 p.m. Legals - Mondays, 10 a.m.
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AD DEADLINES : CLASSIFIED LINERS, 10 a.m. MONDAY • DISPLAY ADS, 5 p.m. FRIDAY • LEGAL NOTICES, 10:00 a.m. MONDAY

114 Group Meetings

Wallowa County AI-Anon Meeting
 Tuesdays, 6pm
 Joseph United Methodist Church (basement)
 301 S Lake St. Joseph
 Email: joseph.alanon.group@gmail.com

WALLOWA COUNTY AA MEETINGS

ENTERPRISE MONDAYS
 Enterprise Group
 7:00 pm
 Closed Meeting
 113.5 E Main St.

TUESDAYS
 Enterprise Group
 7 - 8:00 pm
 (Big Bk Study)
 113.5 E Main St.

WEDNESDAYS
 Enterprise Group
 7:00 pm
 Closed Meeting
 113.5 E Main St.

THURSDAYS
 Enterprise Group
 7:00 pm
 113.5 E Main St.

FRIDAYS
 Enterprise Group
 7:00 pm
 Closed Meeting
 113.5 E Main St.

SATURDAYS
 Enterprise Group
 7:00 pm
 113.5 E Main St.

CITY OF JOSEPH WEDNESDAYS
 Buck Stops Here Joseph United Methodist Church, 12 pm
 301 S. Lake St., Joseph (Church Basement)

THURSDAYS
 Grace and Dignity *(WM) Joseph United Methodist Church, 12 pm
 301 S Lake St., Joseph (Church Basement)

SATURDAYS
 Buck Stops Here Joseph United Methodist Church, 12 pm
 301 S. Lake St., Joseph (Church Basement)

Questions call AA Hotline: 541-624-5117
www.oregonaadistrict29.org

651 Help Wanted

Bilingual Community Health Associate.
 full time, salaried, benefited position. Please click the link for complete job information.
neonoregon.org
 LA GRANDE, OR

664 Services

Prepare for power outages today with a GENERAC home standby generator. \$0 Money Down + Low Monthly Payment Options. Request a FREE Quote - Call now before the next power outage: 1-877-557-1912

Vivint. Smart security. Professionally installed. One connected system for total peace of mind. FREE professional installation! Four FREE months of monitoring! Call now to customize your system. 1-844-894-8790

IT'S WORTH IT! GET A CLASS AD!

Aloe Care Health, medical alert system. The most advanced medical alert product on the market. Voice-activated! No wi-fi needed! Special offer - call and mention offer code CARE20 to get \$20 off Mobile Companion. Call today - 1-844-749-0129

DISH Network. \$64.99 for 190 Channels! Blazing Fast Internet, \$19.99/mo. (where available.) Switch & Get a FREE \$100 Visa Gift Card. FREE Voice Remote. FREE HD DVR. FREE Streaming on ALL Devices. Call today! 1-866-373-9175

ADVERTISERS who want quick results use classified ads regularly.

Eliminate gutter cleaning forever! LeafFilter, the most advanced debris-blocking gutter protection. Schedule a FREE LeafFilter estimate today. 15% off Entire Purchase. 10% Senior & Military Discounts. Call 1-855-536-8838

Portable Oxygen Concentrator May Be Covered by Medicare! Reclaim independence and mobility with the compact design and long-lasting battery of Inogen One. Free information kit! Call 855-839-0752

ADDING a room to your home? Furnish it with items advertised in the classifieds.

664 Services

The Generac PWRcell, a solar plus battery storage system. SAVE money, reduce your reliance on the grid, prepare for power outages and power your home. Full installation services available. \$0 Down Financing Option. Request a FREE, no obligation, quote today. Call 1-844-989-2328

DIRECTV Stream - Carries the Most Local MLB Games! CHOICE Package, \$89.99/mo for 12 months. Stream on 20 devices in your home at once. HBO Max included for 3 mos (w/CHOICE Package or higher.) No annual contract, no hidden fees! Some restrictions apply. Call IVS 1-855-602-2009

840 Miscellaneous

DONATE YOUR CAR, TRUCK OR BOAT TO HERITAGE FOR THE BLIND. Free 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care Of. CALL 1-844-533-9173

DUST off the old pool table and sell it with a classified ad.

102 Public Notices

NOTICE TO INTERESTED PERSONS

Barney L. Locke has been appointed Personal Representative ("PR") of the Estate of TAPPAN K. LOCKE, Deceased, Probate Case No. 22PB07759, Wallowa County Circuit Court, State of Oregon. All persons whose rights may be affected by the proceedings may obtain additional information from the records of the Court, the PR or the Attorney for the PR. All persons having claims against the estate must present them by mail or in person to the PR at:
 Alyssa D. Slater, P.C.
 Alyssa D. Slater, Attorney for PR
 107 Depot Street; P.O. Box 729
 La Grande, Oregon 97850
 (541) 663-8300

within four months after the first publication date of this notice or they may be barred.

Published: September 7, 14, 21, 2022.
 Legal No. 315831

102 Public Notices

TRUSTEE'S NOTICE OF SALE APN: 8446 5257 Reference is made to that certain deed made by Christopher Diggins as Grantor to Wallowa Title Co, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc. as designated nominee for Magnolia Bank, Inc. as Beneficiary, dated 09/14/2020, recorded 09/16/2020, in the official records of Wallowa County, Oregon as Instrument No. 00082488 covering the following described real property situated in said County and State, to wit: See attached exhibit A Commonly known as: 813 Couch Ave, Wallowa, OR 97885 The current beneficiary is BankUnited N.A. pursuant to assignment of deed of trust recorded on 4/29/2022 as Doc# 000862115 in the records of Wallowa, Oregon. The beneficiary has elected and directed successor trustee 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 failure to: Make the monthly payments commencing with the payment due on 09/01/2021 and continuing each month until this trust deed is reinstated or goes to trustee's sale; plus a late charge on each installment not paid within fifteen days following the payment due date; trustee's fees and other costs and expenses associated with this foreclosure and any further breach of any term or condition contained in subject note and deed of trust. 1. By the 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: Principal balance of: 299860.47; 2. Interest through 6/19/2022 in the amount of \$13,564.373. Escrow Balance in the amount of \$1,009,724. Expense Advance in the amount of: \$2,305,005. Unapplied/Suspense (\$1.72)6. Together with the interest thereon at the rate 5.1250000% per annum 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. The principal sum of \$299,860.47 together with the interest thereon at the rate 5.1250000% per annum from 08/01/2021 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 the undersigned trustee will on 10/19/2022 at the hour of 10:00 AM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at the At the Main Lobby of the building located at 101 South River Street, 1st Floor, Enterprise OR 97828, County of Wallowa, 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 (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's fees 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 the sale. In construing this, the masculine gender includes the feminine and the successor in interest to the grantor as well as any other person owing 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 The Mortgage Law Firm, LLC. 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. Also, please be advised that pursuant to the terms stated on the Deed of Trust and Note, the beneficiary is allowed to conduct property inspections while there is a default. This shall serve as notice that the beneficiary shall be conducting property inspections on the referenced property. 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 RESIDENTIAL TENANTS The property in which you are living is in foreclosure. A foreclosure sale is scheduled for 10/19/2022 (date). The date of this sale may be postponed. Unless the lender that is foreclosing on this property is paid before the sale date, the foreclosure will go through and someone new will own this property. After the sale, the new owner is required to provide you with contact information and notice that the sale took place. The following information applies to you only if you are a bona fide tenant occupying and renting this property as a residential dwelling under a legitimate rental agreement. The information does not apply to you if you own this property or if you are not a bona fide residential tenant. If the foreclosure sale goes through, the new owner will have the right to require you to move out. Before the new owner can require you to move, the new owner must provide you with written notice that specifies the date by which you must move out. If you do not leave before the move-out date, the new owner can have the sheriff remove you from the property after a court hearing. You will receive notice of the court hearing. PROTECTION FROM EVICTION IF YOU ARE A BONA FIDE TENANT OCCUPYING AND RENTING THIS PROPERTY AS A RESIDENTIAL DWELLING, YOU HAVE THE RIGHT TO CONTINUE LIVING IN THIS PROPERTY AFTER THE FORECLOSURE SALE FOR: 60 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE, IF YOU HAVE A FIXED TERM LEASE; OR AT LEAST 30 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE, IF YOU HAVE A MONTH-TO-MONTH OR WEEK-TO-WEEK RENTAL AGREEMENT. If the new owner wants to move in and use this property as a primary residence, the new owner can give you written notice and require you to move out after 30 days, even though you have a fixed term lease with more than 30 days left. You must be provided with at least 30 days' written notice after the foreclosure sale before you can be required to move. A bona fide tenant is a residential tenant who is not the borrower (property owner) or a child, spouse or parent of the borrower, and whose rental agreement: Is the result of an arm's-length transaction; Requires the payment of rent that is not substantially less than fair market rent for the property, unless the rent is reduced or subsidized due to a federal, state or local subsidy; and Was entered into prior to the date of the foreclosure sale. ABOUT YOUR TENANCY BETWEEN NOW AND THE FORECLOSURE SALE: RENT YOU SHOULD CONTINUE TO PAY RENT TO YOUR LANDLORD UNTIL THE PROPERTY IS SOLD OR UNTIL A COURT TELLS YOU OTHERWISE. IF YOU DO NOT PAY RENT, YOU CAN BE EVICTED. BE SURE TO KEEP PROOF OF ANY PAYMENTS YOU MAKE. SECURITY DEPOSIT YOU may apply your security deposit and any rent you paid in advance against the current rent you owe your landlord as provided in ORS 90.367. To do this, you must notify your landlord in writing that you want to subtract the amount of your security deposit or prepaid rent from your rent payment. You may do this only for the rent you owe your current landlord. If you do this, you must do so before the foreclosure sale. The business or individual who buys this property at the foreclosure sale is not responsible to you for any deposit or prepaid rent you paid to your landlord. ABOUT YOUR TENANCY AFTER THE FORECLOSURE SALE The new owner that buys this property at the foreclosure sale may be willing to allow you to stay as a tenant instead of requiring you to move sale, you should receive a written notice informing you that the sale took place and giving you the new owner's name and contact information. You should contact the new owner if you would like to stay. If the new owner accepts rent from you, signs a new residential rental agreement with you or does not notify you in writing within 30 days after the date of the foreclosure sale that you must move out, the new owner becomes your new landlord and must maintain the property. Otherwise: You do not owe rent; The new owner is not your landlord and is not responsible for maintaining the property on your behalf; and You must move out by the date the new owner specifies in a notice to you. The new owner may offer to pay your moving expenses and any other costs or amounts you and the new owner agree on in exchange for your agreement to leave the premises in less than 30 or 60 days. You should speak with lawyer to fully understand your rights before making any decisions regarding your tenancy. IT IS UNLAWFUL FOR ANY PERSON TO TRY TO FORCE YOU TO LEAVE YOUR DWELLING UNIT WITHOUT FIRST GIVING YOU WRITTEN NOTICE AND GOING TO COURT TO EVICT YOU. FOR MORE INFORMATION ABOUT YOUR RIGHTS, YOU SHOULD CONSULT A LAWYER. If you believe you need legal assistance, contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice. If you do not have enough money to pay a lawyer and are otherwise eligible, you may be able to receive legal assistance for free. Information about whom to contact for free legal assistance is included with this notice. OREGON STATE BAR, 16037 S.W. Upper Boones Ferry Road, Tigard Oregon 97224, Phone (503) 620-0222, Toll-free 1-800-452-8260 Website: <http://www.oregonlawhelp.org> . NOTICE TO VETERANS If the recipient of this notice is a veteran of the armed forces, assistance may be available from a county veteran's service officer or community action agency. Contact information for a service officer appointed for the county in which you live and contact information for a community action agency that serves the area where you live may be obtained by calling a 2-1-1 information service. The Fair Debt Collection Practices Act requires that we state the following: this is an attempt to collect, and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings: This shall not be construed to be an attempt to collect the outstanding indebtedness or hold you personally liable for the debt. This letter is intended to exercise the note holders right against the real property only. The Successor Trustee, The Mortgage Law Firm, LLC, has authorized the undersigned attorney to execute the document on the Successor Trustee's behalf as allowed under ORS 86.713(8). Dated: 8/4/2022 The Mortgage Law Firm, LLC Eric Marshack #050166 The Mortgage Law Firm, LLC Eric Marshack OSB #050166650 NE Holladay Suite 1600 Portland, OR 97232 Phone number for the Trustee: 1-971-270-12331 (619) 465-8200 A-4756627 09/07/2022, 09/14/2022, 09/21/2022, 09/28/2022

Legal No. 315726 Published: September 7, 14, 21, 28, 2022

102 Public Notices

102 Public Notices

**WALLOWA COUNTY PLANNING DEPARTMENT
 WALLOWA COUNTY COURTHOUSE
 101 S. RIVER ST. Rm. #105
 ENTERPRISE, OR 97828
 541-426-4543 ext. 1170**

PUBLIC NOTICE

Notice is hereby given of a public hearing to be held by the Wallowa County Planning Commission on **Tuesday, September 27, 2022, at 7:00 pm** in the Thornton Conference Room, 1 st floor of the Wallowa County Courthouse.

JOHNSON AMD#22-04 – The Wallowa County Board of Commissioners amended Appendix 9.1 of the Wallowa County Comprehensive Land Use Plan with an updated Economic Opportunity Analysis (EOA) in 2021. This EOA proposed to change the zoning on 20 acres of property (allowable per ORS 197.716) described as Township 01 North, Range 42 East, Section 14, Tax lot 100 currently zoned Exclusive Farm Use (EFU) and owned by Clint Johnson. If approved, 20 acres would be rezoned to Rural Service (R/S) and the Wallowa County Comprehensive Land Use Plan and associated zoning map would be revised.

The October Planning Commission meeting is scheduled for Tuesday the 25th .

These matters will be reviewed for conformance to the WCCLUP and all relevant WCLDO Articles, and any other applicable goal, regulation or ordinance of Wallowa County or the State of Oregon. All applications and draft staff reports may be reviewed in the Planning Dept. Monday – Thursday from 7:00 am to 5:00 pm. Written comments must be received by the Wallowa County Planning Department – 101 S River St. Room 105, Enterprise OR 97828 – by 3:00 pm on **Tuesday, September 27, 2022**. Oral comments may be given at the time of the hearing, which is open to the public. For persons with disabilities that wish to attend, please call at least 24 hours before the meeting so accommodations may be made.

Please see the Wallowa County website for information on how to access this meeting remotely:
<https://co.wallowa.or.us/community-development/land-use-planning/>

Georgene Thompson, Chair
 Wallowa County Planning Commission

Legal No. 316291 Published: September 7, 14, 21, 2022



Wallowa County
CHIEFTAIN

SUBSCRIBE TODAY
 209 NW First St., Enterprise Oregon • 541-426-4567