

PUBLISHED BY THE LA GRANDE OBSERVER & THE BAKER CITY HERALD - SERVING WALLOWA, UNION & BAKER COUNTIES



CLASSIFIEDS

DEADLINES:

Monday: noon Friday
Wednesday: noon Tuesday
Friday: noon Thursday

DISPLAY ADS:
2 days prior to
publication date

Baker City Herald: 541-523-3673 • www.bakercityherald.com • classifieds@bakercityherald.com • Fax: 541-523-6426
The Observer: 541-963-3161 • www.lagrandeobserver.com • classifieds@lagrandeobserver.com • Fax: 541-963-3674



925 - Motor Homes



LIKE NEW!
2015 Itasca Suncruiser Motorhome. Only 5081 miles! Full residential refrigerator, full size washer and dryer. Sleeps 4. V10 Triton engine. Entertainment system with satellite. 2 bathrooms. \$149,000 or best offer. 541-910-0157

930 - Recreational Vehicles



2007 ARCTIC Fox 5th wheel Model 24-5N. Very good condition. 1 slide and some upgrades. Set up for short box pickup. \$9,650. Call 541-963-7232



2013 ARCTIC FOX, Silver Fox Edition, 33' 5th Wheel. Excellent condition, like new. 2 slide outs. \$35k 541-805-8111 or 541-805-5373

MUST SEE!!!



2007 Terry 29 1/2' 5th Wheel trailer w/3 slide-outs. Only used for 9 seasons and 21,600 miles. Like new condition, many upgrades. \$22,500. Call for more info or to see in person. 509-529-9837 or email bproquet1@gmail.com

930 - Recreational Vehicles



NORTHWOOD TEARDROP
• dimensions: 15x8x6
• wireless rear view camera
• portapotty
• two tables, large outside, small inside
• large amounts of storage space
• 3-burner propane stove
• kitchen trash bag
• 10.5 gallon water tank
• 2 batteries for 12v lights, radio, LED reading lamp.
\$8,000
541-963-9107

970 - Autos For Sale

IREDUCE!
2015 KIA OPTIMA Ex(GDI), Excellent condition, it has it all. Low mileage 23K. \$17,850 OBO. 541-962-2953



2001 DODGE Ram 1500 Magnum 5.2L, V8, 4-Speed Automatic, 4WD and ABS brakes. Call Jared for more information, 916-284-2597.

970 - Autos For Sale



2004 CHRYSLER Town and Country 3.8L, V6, 4-Speed Automatic, FWD. A great vehicle! For more information, call Jared at 916-284-2597.



2009 NISSAN Pathfinder 4.0L, V6, 5-Speed Automatic with Overdrive, 4WD. Third row seating, parking sensors, rear A/C, remote keyless entry and more. Jared, 916-284-2597.



2011 SUBARU Legacy Power moonroof, remote keyless entry, steering wheel mounted audio controls, wide front seats and more. To see in person, call Jared at 916-284-2597

Eager buyers read the Classified ads every day. If you have something for sale, reach them fast and inexpensively.

970 - Autos For Sale



HYUNDAI SANTA FE 3.3L, V6, 5-speed automatic with shift-tronic, AWD, AM/FM/CD/MP3 Audio System w/XM Satellite, Leather Pkg, Popular equipment pkg, Remote Keyless Entry System w/Alarm. For more info contact Jared at 916-284-2597

ROUTES AVAILABLE
LaGrande & Union

Independent Contracted Newspaper Carriers Wanted to deliver the LaGrande Observer
Mon., Wed. & Fri.
Stop by: 1406 5th St. LaGrande, OR to pick up an information sheet!

980 - Trucks, Pick-ups



2008 FORD F 350 Lariat 4x4 Super Cab 6.4 Diesel, 62k miles 8ft bed w/spray in bed liner and turn over ball
\$23,000
907-414-9006

1000
Legals

Placing an ad in classified is a very simple process. Just call the classified department and we'll help you word your ad for maximum response.

1001 - Baker County Legal Notices

THE BAKER City Planning Commission will hold a public hearing and work session at 7:00 p.m., on Wednesday, August 15th, 2018, in Council Chambers at the Baker City Hall, located at 1655 1st Street, Baker City, Oregon, to consider two matters:

Public Hearing: CUP-18-084 – a Conditional Use Permit filed by Baker School District 5J for a ±35' x ±96' greenhouse to be accessory to the high school. The property is Tax Lot 2100 of Assessor's Map 09s40e17ab, in the Residential Medium-Density (R-MD) Zone. The Planning Commission will use the applicable criteria listed in the BDC Sections 2.2.200 and 4.4.400 and the Baker City Comprehensive Plan. The Planning Commission will accept public testimony before making a decision. You may be eligible to dispute the final decision by the Planning Commission; however, the failure of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue.

Work Session: The Planning Commission will review materials for proposed updates to the Baker City Development Code, including revisions/additions relating to accessory dwelling units, mobile food units and hostels.

Copies of the application and work session materials will be available for inspection on or before August 8th, 2018, at the Baker County Courthouse at 1995 3rd Street, and all materials can be

1001 - Baker County Legal Notices

viewed for no cost, or provided at a reasonable cost; digital versions can be e-mailed for free. If you have questions, please contact Kara Miller at the Baker City Planning Department at kmiller@bakercity.org or 541-523-8219.

Legal No. 00055378
Published: August 1, 2018

1010 - Union Co. Legal Notices

NOTICE OF SHERIFF'S SALE

On Thursday, August 23, 2018 at the hour of 10:00 a.m. at the Union County Sheriff's Office, 1109 K Ave, LaGrande, Oregon, the defendant's interest will be sold, subject to redemption, in the real property commonly known as: 125 N 8th Ave, Elgin OR 97827. The court case number is 160150197, where REALLINX INC., a Delaware Corporation, is the plaintiff, and Elgin T.V. Association, Inc., a Oregon Non-Profit Corporation, dba "Elgin T.V.," is defendant. The sale is a public auction to the highest bidder for cash or cashier's check, in hand, made out to Union County Sheriff's Office. For more information on this sale go to: www.oregonsheriffssales.org

Published: July 18, 25, August 1, 8, 2018
Legal No. 00055183

TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Kenneth W. Houck, a Single Person, whose address is 1803 U Avenue, LaGrande, OR 97850 as grantor to Eastern Oregon Title Inc, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Mann Mortgage, LLC DBA Allied Mortgage Resource, a Limited Liability Company, its Successors and Assigns, as named Beneficiary, dated June 3, 2014, recorded June 6, 2014, in the mortgage records of Union County, Oregon, as Instrument No. 20141430; J.P. Morgan Mortgage Acquisition Corp. is the present Beneficiary as defined by ORS 86.705(2), as covering the following described real property: as covering the following described real property: A parcel of land situated in Lot Five (5) in Block Five (5) of PLEASANT HOME ADDITION to LaGrande, Union County, Oregon, described as follows: Beginning at a point on the North line of "U" Avenue which point is 100 feet East of the Southwest corner of said Lot 5; thence, on a course found by Survey No. 44-72, recorded in the office of the Union County Surveyor to be North 00°01'7" West, a distance of 138 feet to the Northeast corner of the tract conveyed to Robert E. Conklin and Naomi R. Conklin, husband and wife (Microfilm Document No. 73822, Union County, Oregon); thence, East along the most Southerly line of the tract conveyed to Gerald McIntire and Gene Stephens (Microfilm Document No. 57719, Records of Union County, Oregon) a distance of 57 feet to a point 18 feet West of the East line of said Lot 5; thence, South parallel with and 18 feet distant from said East line, 138 feet to the line of "U" Avenue; thence, West along the North line of "U" Avenue, 57 feet, to the Point of Beginning. COMMONLY KNOWN AS: 1803 U Avenue, LaGrande, OR 97850. Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the follow-

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ing sums: Monthly payments in the sum of \$820.04, from January 1, 2018 and monthly payments in the sum of \$814.33, from February 1, 2018, plus prior accrued late charges in the amount of \$116.90, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns. By reason of said default the beneficiary has declared all sums owing on the obligation that the trust deed secures immediately due and payable, said sum being the following, to-wit: \$114,710.55, together with accrued interest in the sum of \$2,721.63 through July 5, 2018, together with interest thereon at the rate of 4% per annum from July 6, 2018, plus prior accrued late charges in the amount of \$116.90, plus the sum of \$540.12 for advances, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns. WHEREFORE, notice hereby is given that the undersigned trustee will on November 14, 2018, at the hour of 10:00 AM PT, in accord with the standard time established by ORS 187.110, at the front entrance of the Daniel Chaplin Building, located at 1001 - 4th Street, in the City of LaGrande, OR, County of Union, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor has or had power to convey at the time of the execution of 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 to any person named in ORS 86.778 that the right exists, 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 paying to the beneficiary of the entire amount due (other than such portion of the principal 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 obligations or trust deed, and in addition to paying said 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's fees and attorney's fees not exceeding the amounts provided by said ORS 86.778. Notice is further given that reinstatement or payoff quotes requested pursuant to ORS 86.786 and ORS 86.789 must be timely communicated in a written request that complies with that statute, addressed to the trustee's "Reinstatement/Payoffs - ORS 86.786" either by personal delivery or by first class, certified mail, return receipt requested, to the trustee's address shown below. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, www.shapiroatorneys.com/wa. In construing this notice, the masculine gender includes the feminine and the neuter, 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

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performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. 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 property is in default. This shall serve as notice that the beneficiary shall be conducting property inspections on the said 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. The Fair Debt Collection Practice Act requires that we state the following: This is an attempt to collect a debt, 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. Dated: 07-09-2018 SHAPIRO & SUTHERLAND, LLC, Successor Trustee 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683 www.shapiroatorneys.com/wa, Telephone: (360)260-2253, Toll-free: 1-800-970-5647, S&S 18-123340

Published: August 1, 8, 15, 22, 2018
Legal No. 00055304

PEOPLE READ THE CLASSIFIED

You've just proved it to yourself! Remember us when you need efficient, economical advertising.

VISIT SAFERCAR.GOV/ KIDSBUCKLEUP

NEVER GIVE UP UNTIL THEY BUCKLE UP.



Need to move that house?

Show it over 100,000 times with our \$99 Home Seller Special

- 1. Full color Real Estate picture ad**
Start your campaign with a full-color 2x4 picture ad in the Friday Baker City Herald and The Observer Classified Section.
- 2. A month of classified picture ads**
Five lines of copy plus a picture in 12 issues of the Baker City Herald and the Observer Classified Section
- 3. Four weeks of Buyers Bonus and Observer Plus Classified Ads**
Your classified ad automatically goes to non-subscribers and outlying areas of Baker and Union Counties in the mail for one month in the Buyers Bonus or Observer Plus Classified Section.
- 4. 30 days of 24/7 online advertising**
That classified picture ad will be there for online buyers when they're looking at www.northeastoregonclassifieds.com – and they look at over 50,000 page views a month.

Home Seller Special price is for advertising the same home, with no copy changes and no refunds if classified ad is killed before end of schedule.

Get moving. Call us today.

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