

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



# CLASSIFIEDS

### DEADLINES:

LINE ADS:  
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



#### 1001 - Baker County Legal Notices

subcontractor must have a public works bond filed with the Construction Contractors Board before starting work on the project, unless exempt. ORS 279C.830(2)(a); OAR 839-025-0020(6)(e)

Performance and Payment Bonds: The Successful Bidder shall furnish a Performance Bond and Payment Bond, each in an amount equal to one hundred percent (100%) of the Contract sum, as security for the faithful performance of this Contract and also as security for the payment of all persons performing labor and furnishing materials under this Contract. The Performance and Payment Bonds shall be acceptable to the Owner, in accordance with State law and shall be delivered to the Owner not later than the date of execution of the Contract. The Surety signing the Bidder's Bond shall be registered with the Oregon State Insurance Commissioner, and the Surety's name shall appear in the current Authorized Insurance Company list in the State of Oregon published by the office of the Insurance Commissioner. Each Surety's name must also appear on the United States Treasury Department's list of authorized sureties, circular 570, as amended. No Work shall commence at the project site until approved Bonds are received by the Owner. Both bonds shall be in compliance with ORS Sections 279C.375, 279C.625 and 701.430.

#### I. COMPLETED PROJECT REFERENCES:

1. Bidder shall provide a minimum of three (3) project references of similar scope and dollar amount; references shall include with each the name and contact information (phone, mobile, email) of the owner/agency, architect/engineer and one primary subcontractor.

#### J. BIDDING PROCEDURE AND SUBMISSION OF BID:

- All quotations are due in writing, mailed or hand delivered, at the Baker County Courthouse, Attn: Heidi Martin, Executive Assistant, 1995 3rd Street, Baker City, Oregon 97814, or via email submitted to [hmartin@bakercounty.org](mailto:hmartin@bakercounty.org) no later than 2:00pm local prevailing time, Tuesday, August 28, 2018. A faxed bid or any bid submitted after 2:00pm will not be accepted.
- Bids shall be addressed to Baker County Fair Board C/O Baker County at the address noted above in a sealed envelope. The lower left corner of the envelope shall be clearly marked "North Entry, Reroof & Siding Bid" and shall include the bid due date and time. The bidder's name and return address shall be located in the upper left corner. Faxed bids are not acceptable.
- Method of Bid Security shall accompany the BID Document.
- Receipt of any and all addenda to the bid documents shall be acknowledged in the Bid.
- No bid shall be considered unless the bid document contains the statement that the provisions required by the Oregon Prevailing Wage Rate (OPWR) (ORS 279C.650-ORS 279C.870) concerning payment of the prevailing rate of wages is included in the quotation and shall be adhered to in a subsequent contract.
- No bid shall be considered unless the bidder provides their registered Oregon Construction Contractors Board (CCB) license number on their Bid Form. The bidder must also certify that all subcontractors performing work under this contract shall be registered with the CCB in accordance with ORS 701.035-ORS 701.055.
- Bid Documents contain additional information.

#### K. FIRST-TIER SUBCONTRACTOR DISCLOSURE:

Trust Deed by the trustee or the beneficiary and no appointments of successor trustee have been made, except as recorded in the official records of the county or counties in which the above-referenced real property is situated, and including specifically the appointment of Bennett H. Goldstein, attorney, as successor trustee, and (ii) no action has been commenced or is pending to recover the debt or any part of it now remaining which is secured by the Trust Deed.

The beneficiary has elected to sell the real property described above to satisfy the obligations secured by the Trust Deed. Pursuant to ORS 86.752(3), a Notice of Default and Election to Sell was recorded on April 9, 2018 in the records of Baker County, Oregon as Document No. B18150242.

There are presently one or more defaults by the grantor owing an obligation, the performance of which is secured by the Trust Deed, with respect to provisions in the Trust Deed which authorize sale in the event of default under such provisions. The default for which foreclosure is made is the failure of Jeremy G. Thamer and Traci J. Thamer, the borrower as defined in the Trust Deed, to pay the sums due under a promissory note of August 13, 2010, Loan No. 131797, in the original principal sum of \$48,000.00 between Jeremy G. Thamer and Traci J. Thamer as debtor and Community Bank as creditor.

By reason of such defaults, the beneficiary has declared and hereby does declare all sums owing on the obligations secured by the Trust Deed immediately due and payable. Such sums are as follows:

Principal: \$ 48,697.79  
Interest to 04/05/18: \$ 121.46  
Late charges through 04/05/18: \$ 19.89  
Foreclosure guarantee: \$ 292.00  
Per diem interest from and after 04/05/18: \$12,145.63  
Attorneys' fees, costs and other sums necessary to protect beneficiary's interests as provided by law and contract.

The beneficiary, by reason of the foregoing defaults, has elected to, and hereby does elect, to foreclose the Trust Deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the above-described real property which grantor had, or had the power to convey, at the time of the execution by the grantor of the Trust Deed, together with any interest grantor, or grantor's successor in interest, acquired after the execution of the Trust Deed, to satisfy the obligations secured by the Trust Deed and the expenses of the sale, including the compensation due to the successor trustee as provided by law, and the reasonable fees of the attorneys for the successor trustee.

WHEREFORE, notice is hereby given that the undersigned successor trustee will on **Wednesday, September 19, 2018, at the hour of 10:30 a.m.**, in accordance with the standard of time established by ORS 187.110, on the front steps of the Baker County Courthouse, 1995 3rd Street, Baker City, County of Baker, Oregon, sell at public auction to the highest bidder for cash the interest in the above-described real property which grantor had, or had the power to convey, at the time of the execution by the grantor of the Trust Deed, together with any interest grantor, or grantor's successor in interest, acquired after

#### 1001 - Baker County Legal Notices

**SURE REQUIREMENTS:**  
The Bidder must disclose to the public contracting agency a disclosure form of the project, unless exempt. ORS 279C.830(2)(a); OAR 839-025-0020(6)(e)

#### L. AWARD PROCEDURE:

- The Fairboard reserves the right to cancel this solicitation at any time and may reject any or all bids, quotations or proposals in accordance with ORS 279B.100.
- The Fairboard shall open and read aloud all bids at the time bids are due. The Fairboard will not make the award at that time.
- The award will be made after the bid documents have been evaluated and then approved through the Baker County Contract Review process.
- The award shall be made the lowest responsive and responsible bidder.

#### M. BILLINGS, PAYMENTS AND CLOSURE:

- The Project billings and payments shall be structured as normal "progress payments". The Contractor shall invoice on or about the 25th day of each month for Work completed in that month.
- The progress billing - and payments for the billing - shall only be for the value of Work performed and completed at the job site.
- A retainage of 5% of the value of each progress billing shall be held by the Owner which shall accumulate until the Final Payment
- The Contractor shall submit a final Invoice for the remaining balance on the Contract only after the Project is Substantially Complete and the Contractor has satisfactorily made all corrections (Punch List) and completed the Work.
- The Owner shall release all held retainage with the Final Payment.

#### N. FORM OF CONTRACT:

- The successful bidder shall enter a Contract with the Baker County Fair Board (Baker County) using the BID FORM included in the Bid Documents.
- Standard General Conditions of the Contract is an integral part of the Contract is included in the bid documents by reference herein.

Legal No. 00055550  
Published: August 13, 15, 17, 2018

#### TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Deed of Trust ("Trust Deed") recorded on August 20, 2010 as Document No. 10340010 in the records of Baker County, Oregon, among Jeremy G. Thamer and Traci J. Thamer as tenants by the entirety, AmeriTitle as the original Trustee and Community Bank and Community Bank as Beneficiary, covering the real property situated in said county and state and legally described as:

**Lot 18, BLUE MOUNTAIN PARK SUBDIVISION NO. 2, in Baker City, County of Baker and State of Oregon**

Property address: 3545 8th Dr. Baker City, OR 97814

The undersigned successor trustee, Bennett H. Goldstein, hereby certifies that (i) no assignments of the

#### 1001 - Baker County Legal Notices

Trust Deed by the trustee or the beneficiary and no appointments of successor trustee have been made, except as recorded in the official records of the county or counties in which the above-referenced real property is situated, and including specifically the appointment of Bennett H. Goldstein, attorney, as successor trustee, and (ii) no action has been commenced or is pending to recover the debt or any part of it now remaining which is secured by the Trust Deed.

The beneficiary has elected to sell the real property described above to satisfy the obligations secured by the Trust Deed. Pursuant to ORS 86.752(3), a Notice of Default and Election to Sell was recorded on April 9, 2018 in the records of Baker County, Oregon as Document No. B18150242.

There are presently one or more defaults by the grantor owing an obligation, the performance of which is secured by the Trust Deed, with respect to provisions in the Trust Deed which authorize sale in the event of default under such provisions. The default for which foreclosure is made is the failure of Jeremy G. Thamer and Traci J. Thamer, the borrower as defined in the Trust Deed, to pay the sums due under a promissory note of August 13, 2010, Loan No. 131797, in the original principal sum of \$48,000.00 between Jeremy G. Thamer and Traci J. Thamer as debtor and Community Bank as creditor.

By reason of such defaults, the beneficiary has declared and hereby does declare all sums owing on the obligations secured by the Trust Deed immediately due and payable. Such sums are as follows:

Principal: \$ 48,697.79  
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Foreclosure guarantee: \$ 292.00  
Per diem interest from and after 04/05/18: \$12,145.63  
Attorneys' fees, costs and other sums necessary to protect beneficiary's interests as provided by law and contract.

The beneficiary, by reason of the foregoing defaults, has elected to, and hereby does elect, to foreclose the Trust Deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the above-described real property which grantor had, or had the power to convey, at the time of the execution by the grantor of the Trust Deed, together with any interest grantor, or grantor's successor in interest, acquired after

the execution of the Trust Deed, to satisfy the obligations secured by the Trust Deed and the expenses of the sale, including the compensation due to the successor trustee as provided by law, and the reasonable fees of the attorneys for the successor trustee.

NOTICE IS FURTHER GIVEN that any person named in ORS 86.764 has the right, at any time prior to five (5) days before the date last set for the sale, to have the foreclosure proceeding terminated and the Trust Deed reinstated by payment to the beneficiary of the entire amount then due, other than such portion of the principal as would not then be due had no default occurred, and by curing any other default described herein if such default is capable of cure by tendering the performance required under the Trust Deed and the obligation secured by the Trust Deed, plus payment of all costs and expenses actually incurred in enforcing the Trust Deed and the obligation it secures and all fees of the successor trustee and of attorneys as provided by ORS 86.778. Requests from persons named in ORS 86.778 for reinstatement quotes received less than six days prior to the date set for the trustee's sale will be honored only at the discretion of the beneficiary or if required by the terms of the loan documents.

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 said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Other than as shown of record, neither the beneficiary nor the successor trustee has any actual notice of (i) any person having or claiming to have any lien upon or interest in the real property described herein subsequent to the interest of the trustee, the grantor, or any successor in interest to either of them, or (ii) any lessee or person, other than grantor, in possession of or occupying the real property. Date: April 9, 2018

/s/ Bennett H. Goldstein  
Bennett H. Goldstein,  
Successor Trustee

STATE OF OREGON  
County of Multnomah ss.

The undersigned hereby certifies that he is the successor trustee named above and that the foregoing is a duplicate original of the Trustee's Notice of Sale.

/s/ Bennett H. Goldstein  
Bennett H. Goldstein,  
Successor Trustee

Direct inquires to:  
Bennett H. Goldstein,  
Successor Trustee  
1132 SW 19th Ave.,  
No. 106  
Portland, Oregon 97205  
Email:  
Classifieds get results.

#### 1001 - Baker County Legal Notices

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#### 1001 - Baker County Legal Notices

bhgoldatty@comcast.net  
Telephone: (503) 294-0940  
Telecopy: (503) 294-7918

Legal No. 00054267  
Published: August 3, 10, 17, 24, 2018

#### 1010 - Union Co. Legal Notices

**NOTICE OF PERMIT AMENDMENT T-12607**  
T-12607 filed by Thremile Canyon Farms, proposes an additional point of appropriation and change in place of use under Permit G-15843. The permit allows the use of 0.891 cfs from a well in Sec. 8, T3S, R39E, WM for supplemental irrigation in Sects. 8 and 17, T3S, R39E, WM. The applicant proposes an additional point of appropriation in Sec. 17, T3S, R39E, WM and to change the place of use to Sects. 8 and 17, T3S, R39E, WM. The Water Resources Department has concluded that the proposed permit amendment appears to be consistent with the requirements of ORS 537.211.  
Published: August 17, 20, 2018  
Legal No. 00055217

#### PUBLIC NOTICE

Commonwealth of Massachusetts Probate and Family Court.

Docket # M118A0119AD

In the Matter of Alexis Raine Schudel

A petition has been presented by Lindsay F Schudel of Arlington, MA and Thomas J Donahue of Arlington, MA, requesting for leave to adopt said child and the name of the child be changed to Alexis Raine Donahue. Middlesex Probate and Family Court, 208 Cambridge St., Cambridge, MA, 02141, 617-768-5800. If you object to this adoption you are entitled to the appointment of an attorney if you are an indigent person.

IF YOU DESIRE TO OBJECT THERETO, YOU OR YOUR ATTORNEY MUST FILE A WRITTEN APPEARANCE IN SAID COURT AT: CAMBRIDGE ON OR BEFORE TEN O'CLOCK IN THE MORNING (10:00AM) ON: 10/02/2018.  
Witness, Hon Edward F Donnelly, Jr., First Justice of this Court, Katherine Triantafillou, Esq. Attorney at Law 18 Brattle St. Suite 456 Cambridge, MA 02138

Published: August 10, 17, 24, 2018  
Legal No. 00055480

#### NOTICE TO INTERESTED PERSONS

Stephanie Davis has been appointed Personal Representative (hereafter PR) of the Estate of **Linda Lou Crane**, Deceased, Probate No. 18PB05546, Union County Circuit Court, State of Oregon. All persons whose rights may be affected by the proceeding may obtain additional information from the court records, the PR, or the attorney for the PR. All persons having claims against the estate must present them to the PR at:  
Mammen & Null, Lawyers, LLC  
J. Glenn Null, Attorney for PR  
1602 Sixth Street - P.O. Box 477  
La Grande, OR 97850  
(541) 963-5259  
within four months after the first publication date of this notice or they may be barred.

Published: August 17, 24, 31, 2018  
Legal No. 00055591

Published: August 17, 2018  
Legal No. 00055583

#### 1010 - Union Co. Legal Notices

**NOTICE OF HEARING UNION COUNTY PLANNING COMMISSION COMP PLAN AMENDMENT & SITE PLAN**

NOTICE IS HEREBY GIVEN, the Union County Planning Commission, meeting in regular session, Monday, August 27, 2018 at 7:00 p.m., Daniel Chaplin Building Conference Room, 1001 Fourth Street, La Grande, will consider an application submitted by James Smejkal, Agents Lori Hines and Curtis Shuck, to amend the Comprehensive Plan, Map/Text and Basalt Aggregate Inventory to expand two existing Aggregate Sites by approximately 250 acres and place them in a Surface Mining Zone, and Site Plan approval to mine aggregate material from the property. The property is located 2.5 miles west of the City of La Grande on the north side of I-84 and is described as Twp. 2S, Range 37 EWM, Tax Lots 2300 & 2302, approximately 657.54 acres in a Union County A-4, Timber Grazing Zone.

The applicable Land Use Regulations are found in the Union County Zoning, Partition and Subdivision Ordinance, Sections 23.05(3), 20.09(6), Article 15, Surface Mining Zone, and OAR 660-023-0180(3)(5) & (8). Failure to raise a specific issue with sufficient specificity at the local level precludes appeal to LUBA based on that issue. The application and all information related to the proposal are available for review at no cost and copies can be supplied at a reasonable cost. A staff report will be available for review seven days before the hearing, and can be supplied at a reasonable cost. For further information contact this office by phone at 963-1014, or stop in Monday through Thursday, 8:30-5:00 p.m.

Scott Hartell  
Planning Director

Published: August 17, 2018  
Legal No. 00055578

#### NOTICE OF HEARING UNION COUNTY PLANNING COMMISSION SITE PLAN

NOTICE IS HEREBY GIVEN, the Union County Planning Commission, meeting in regular session, Monday, August 27, 2018, 7:00 p.m., Daniel Chaplin Building Conference Room, 1001 4th Street, La Grande, will consider a Site Plan application submitted by Union County, Agent Don Kellogg, to establish a flour milling business. The property is located in the Baum Industrial Park, northeast of the City of Island City and described as Twp. 2S, Range 38 EWM, Section 35A, Lot 8 of Baum Industrial Park Subdivision 20182235T, approximately 1.0 acres, in an I-2 Heavy Industrial Zone.

The applicable Land Use Regulations are found in Sections 13.02 and 20.10 of the Union County Zoning, Partition & Subdivision Ordinance. Failure to raise a specific issue with sufficient specificity at the local level precludes appeal to LUBA based on that issue. The application and all information related to the proposal are available for review at no cost and copies can be supplied at a reasonable cost. A staff report will be available for review seven days before the hearing, and can be supplied at a reasonable cost. For further information contact this office by phone at 963-1014, or stop in Monday through Thursday, 8:30-5:00 p.m.

Scott Hartell  
Planning Director

Published: August 17, 2018  
Legal No. 00055583

#### 1010 - Union Co. Legal Notices

**NOTICE OF HEARING UNION COUNTY PLANNING COMMISSION CONDITIONAL USE**

NOTICE IS HEREBY GIVEN, the Union County Planning Commission, meeting in regular session, Monday, August 27, 2018, 7:00 p.m., Daniel Chaplin Building Conference Room, 1001 4th Street, La Grande, will consider a Conditional Use application submitted by the Oregon Department of Transportation, agent Patrick Knight, to establish a shed that will store salt and other miscellaneous ODOT equipment for winter use. The property is located south of the City of La Grande, in close proximity to interchange 268 on I-84, following Foothill Road, Pierce Lane, and accessed from Hot Lake Lane. The property is described as Twp. 4S, Range 38 EWM, Section 1, Tax Lot 600, about 4.0 acres, in an A-1, Exclusive Farm Use Zone. The applicable Land Use Regulations are found in the Union County Zoning, Partition & Subdivision Ordinance Section 2.04.38 and Oregon Administrative Rule (OAR) OAR660-012-0065. Failure to raise a specific issue with sufficient specificity at the local level precludes appeal to LUBA based on that issue. The application and all information related to the proposal are available for review at no cost and copies can be supplied at a reasonable cost. For further information contact this office by phone at 963-1014, or stop in Monday through Thursday, 8:30-5:00 p.m.

Published: August 17, 2018  
Legal No. 00055580

Scott Hartell  
Planning Director

Published: August 17, 2018  
Legal No. 00055580

Published: August 17, 2018  
Legal No. 00055578

#### NOTICE OF HEARING UNION COUNTY PLANNING COMMISSION SITE PLAN

NOTICE IS HEREBY GIVEN, the Union County Planning Commission, meeting in regular session, Monday, August 27, 2018, 7:00 p.m., Daniel Chaplin Building Conference Room, 1001 4th Street, La Grande, will consider a Conditional Use application submitted by the Girdner Family Trust, agent Robert Girdner, to establish a Medical Hand-dwelling for caretakers. The property is located south of the City of Cove, at 63250 High Valley Road and is described as Twp. 3S, Range 40 EWM, Tax Lot 8800, about 324.64 acres, in an A-2 Agriculture-Grazing Zone.

The applicable Land Use Regulations are found in Sections 2.05.4 of the Union County Zoning, Partition & Subdivision Ordinance. Failure to raise a specific issue with sufficient specificity at the local level precludes appeal to LUBA based on that issue. The application and all information related to the proposal are available for review at no cost and copies can be supplied at a reasonable cost. A staff report will be available for review seven days before the hearing, and can be supplied at a reasonable cost. For further information contact this office by phone at 963-1014, or stop in Monday through Thursday, 8:30-5:00 p.m.

Scott Hartell  
Planning Director

Published: August 17, 2018  
Legal No. 00055590

