

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

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 2 days prior to publication date



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1001 - Baker County Legal Notices

PUBLIC NOTICE
 The Baker City Planning Commission will hold a public work session at **7:00 p.m., on Wednesday, September 15th, 2018**, in Council Chambers at the Baker City Hall, located at 1655 1st Street, Baker City, Oregon, to review materials for proposed updates to the Baker City Development Code, including revisions/additions relating to accessory dwelling units, mobile food units, hostels, accessory structure standards and property line adjustments.

Copies of the work session materials will be available for inspection on or before September 8th, 2018, at the Baker County Courthouse at 1995 3rd Street, and all materials can be viewed for no cost, or provided at a reasonable cost; digital versions can be e-mailed for free. If you have questions, please contact Eva Hennes at the Planning Department at ehennes@bakercounty.org or 541-523-8219.

Legal No.00055753
 Published: August 29, 2018

NOTICE OF SALE

TS No.: OR-18-815158-BB Reference is made to that certain deed made by STEPHANIE C WERNER as Grantor to REGIONAL TRUSTEE SERVICES CORP., as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GN MORTGAGE CORPORATION, A WISCONSIN CORPORATION, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 8/6/2001, recorded 8/8/2001, in official records of BAKER County, Oregon in Book O132 Page 0217 and as instrument number 01320217 and subsequently assigned or transferred by operation of law to The Bank of New York Mellon F/K/A The Bank of New York, as trust administrator, on behalf of the holders of the Mortgage-Backed Pass-Through Certificates, Series 2002-9 covering the following described real property situated in said County, and State. APN: 16491 09S4020BB A portion of the East half of Block 10, KELLOGGS ADDITION TO BAKER CITY, according to the official plat thereof, in Baker City, County of Baker and State of Oregon, more particularly described as follows: BEGINNING at the Southeast corner of said Block 10; thence North 100 feet; thence West parallel to the South line of said Block 10, a distance of 108.25 feet, more or less, to the North-South center line of said Block 10; thence South 100 feet to the South line of said Block 10; thence East 108.25 feet, more or less, to the POINT OF BEGINNING. ALSO, that portion of the North 10 feet of Estes Street and the West 10 feet of Fifteenth Street adjoining said property on the South and East, as vacated by Ordinance No. 2668, a certified copy of which was recorded August 8, 1973, in Deed 73 32 029, Baker County Deed Records. Commonly known as: 3430 Estes Street, Baker City, OR 97814 The undersigned hereby certifies that based upon business records there are no known written assignments of the trust deed by the trustee or by the beneficiary and no appointments of a successor trustee have been made, except as recorded in the records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7). Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.752(3) of Oregon Revised Statutes. There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sum: TOTAL REQUIRED TO PAYOFF: \$134,217.79 Because of interest, late charges, and other charges that may vary from day-to-day, the amount due on the day you pay may be greater. It

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will be necessary for you to contact the Trustee before the time you tender the payoff amount so that you may be advised of the exact amount you will be required to pay. By reason of the default, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: The unpaid principal balance and interest which became due on 9/1/2016, and all subsequent interest through the date of this Notice, plus amounts that are due (if applicable) for late charges.

Page 2 of 3 delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustee's fees; and any attorney fees and court costs arising from or associated with the beneficiaries efforts to protect and preserve its security, all of which must be paid as a condition of payment, including all sums that shall accrue through pay-off. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents. Whereof, notice hereby is given that QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, the undersigned trustee will on 11/8/2018 at the hour of 10:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, inside the main lobby of the Baker County Courthouse, located at 1995 3rd St, Baker City, OR 97814 County of BAKER, 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 86.78 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 sale. Other than as shown of record, neither the beneficiary nor the trustee has any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to grantor or of any lessee of other person in possession of or occupying the property, except: Name and Last Known Address and Nature of Right, Lien or Interest Stephanie Werner 3430 Estes Street Baker City, OR 97814 Original Borrower For Sale Information Call: 916-939-0772 or Login to: www.nationwideposting.com In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to this 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. Pursuant to Oregon Law, this sale will not be deemed final until the Trustee's deed has been issued by QUALITY LOAN SERVICE CORPORATION OF WASHINGTON. 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 Agent, or

Page 3 of 3 the Beneficiary's Attorney. If you have previously been discharged through bankruptcy you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right against the real property

Legal No. 00055043
 Published: August 29, 2018 September 5, 12, 19, 2018

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only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. 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 methamphetamine, 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 TENANTS: TENANTS OF THE SUBJECT REAL PROPERTY HAVE CERTAIN PROTECTIONS AFFORDED TO THEM UNDER ORS 86.782 AND POSSIBLY UNDER FEDERAL LAW. ATTACHED TO THIS NOTICE OF SALE, AND INCORPORATED HEREIN, IS A NOTICE TO TENANTS THAT SETS FORTH SOME OF THE PROTECTIONS THAT ARE AVAILABLE TO A TENANT OF THE SUBJECT REAL PROPERTY AND WHICH SETS FORTH CERTAIN REQUIREMENTS THAT MUST BE COMPLIED WITH BY ANY TENANT IN ORDER TO OBTAIN THE AFFORDED PROTECTION, AS REQUIRED UNDER ORS 86.771, TS No.: OR-18-815158-BB Dated: 6/29/2018 Quality Loan Service Corporation of Washington, as Trustee Signature By: Jessica Junk, Assistant Secretary Trustee's Mailing Address: Quality Loan Service Corp. of Washington C/O Quality Loan Service Corporation 411 Ivy Street San Diego, CA 92101 Trustee's Physical Address: Quality Loan Service Corp. of Washington 108 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 DSD Pub #0142411 8/29/2018 9/5/2018 9/12/2018 9/19/2018

Legal No. 00055043
 Published: August 29, 2018 September 5, 12, 19, 2018

TRUSTEE'S NOTICE OF SALE

TS No.: 072072-OR Loan No.: *****244F Reference is made to that certain trust deed (the "Deed of Trust") executed by JESSY L LAWRENCE AND JUSTINE M LAWRENCE, AS TENANTS BY THE ENTIRETY, as Grantor, to AMERITITLE, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), AS DESIGNATED NOMINEE FOR MANN MORTGAGE, LLC DBA ALLIED MORTGAGE RESOURCE, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 8/26/2015, recorded 8/28/2015, as instrument No. B15350111 in the Official Records of Baker County, Oregon, which covers the following described real property situated in Baker County, Oregon: THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF BAKER AND STATE OF OREGON, EXCEPTING THEREFROM THAT PORTION CONVEYED TO BAKER COUNTY FOR A ROAD RIGHT OF WAY BY INSTRUMENT RECORDED MARCH 26, 1963, IN BOOK 173, PAGE 727, BAKER COUNTY DEED RECORDS. ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO BAKER COUNTY FOR A ROAD RIGHT OF WAY BY INSTRUMENT RECORDED MAY 31, 1963, IN BOOK 173, PAGE 1014, BAKER COUNTY DEED RECORDS. APN: 8824 // 0854026-600 Commonly known as: 20848 S AIRPORT LANE BAKER CITY OR 97814 The current beneficiary is: Guild Mortgage Company Both the beneficiary and the trustee have elected to sell the above-described real property to satisfy the obligations secured by the Deed of Trust and notice has been recorded pursuant to ORS 86.752(3). The default for which the foreclosure is made is the grantor's failure to pay when due, the following sums:

Delinquent Payments:
 Dates:
 No. Amount
 Total:
 08/01/17 thru 12/01/17 \$1,541.63
 01/01/18 thru 05/01/18 \$1,518.91
 06/01/18 thru 06/01/18 \$1,700.42
 5 \$7,708.15
 5 \$7,594.55
 1 \$1,700.42
 Late Charges: \$0.00
 Beneficiary Advances: \$2,053.20

1010 - Union Co. Legal Notices

NOTICE TO INTERESTED PERSONS
 Ryan W. McCrae has been appointed Personal Representative of the Estate of MARION W. McCRAE, Deceased, Probate Case No. 18PB05933, Union 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 Personal Representative or the attorney for the Personal Representative. All persons having claims against the estate must present them to the Personal Representative at: Alyssa D. Slater, P.C. Alyssa D. Slater, Attorney for Personal Representative 107 Depot Street P.O. Box 729 La Grande, Oregon 97850 (541) 663-8300 (541) 663-8298 fax within four months after the first publication date of this notice or they may be barred.

Published: August 15, 22, 29, 2018
 Legal No. 00055577

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Total Required to Reinstated: \$19,056.32
 TOTAL REQUIRED TO PAY-OFF: \$229,813.31
 By reason of the default, the beneficiary has declared all obligations secured by the Deed of Trust immediately due and payable, including the principal sum of \$213,958.68 together with interest thereon at the rate of 4.5 % per annum, from 7/1/2017 until paid, plus all accrued late charges, and all trustee's fees, foreclosure costs, and any sums advanced by the beneficiary pursuant to the terms and conditions of the Deed of Trust Whereof, notice hereby is given that the undersigned trustee, CLEAR RECON CORP, whose address is 111 SW Columbia Street #950, Portland, OR 97201, will on 11/8/2018, at the hour of 10:00 AM, standard time, as established by ORS 187.110, AT THE FRONT ENTRANCE TO THE BAKER COUNTY COURTHOUSE, 1995 3RD ST., BAKER, OR 97814, sell at public auction to the highest bidder in the form of cash equivalent (certified funds or cashier's check) the interest in the above-described real property which the grantor had or had power to convey at the time it executed the Deed of Trust, together with any interest which the grantor or his successors in interest acquired after the execution of the Deed of Trust, 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 ORS 86.778 has the right to have the foreclosure proceeding dismissed and the Deed of Trust reinstated by payment to the beneficiary of the entire amount then due (other than the portion of principal that would not then be due had no default occurred), together with the costs, trustee's and attorneys' fees, and curing any other default complained of in the Notice of Default by tendering the performance required under the Deed of Trust at any time not later than five days before the date last set for sale. 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 masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by the Deed of Trust, the words "trustee" and "beneficiary" include their respective successors in interest, if any. Dated: 6/26/2018 CLEAR RECON CORP 111 SW Columbia Street #950 Portland, OR 97201 Phone: 858-750-7600 866-931-0036 Hamsa Uchi, Authorized Signatory of Trustee

Legal No.00054982
 Published: August 8, 15, 22, 29, 2018

1010 - Union Co. Legal Notices

NOTICE TO INTERESTED PERSONS
 Ryan W. McCrae has been appointed Personal Representative of the Estate of MARION W. McCRAE, Deceased, Probate Case No. 18PB05933, Union 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 Personal Representative or the attorney for the Personal Representative. All persons having claims against the estate must present them to the Personal Representative at: Alyssa D. Slater, P.C. Alyssa D. Slater, Attorney for Personal Representative 107 Depot Street P.O. Box 729 La Grande, Oregon 97850 (541) 663-8300 (541) 663-8298 fax within four months after the first publication date of this notice or they may be barred.

Published: August 15, 22, 29, 2018
 Legal No. 00055577

1010 - Union Co. Legal Notices

NOTICE OF PUBLIC HEARING
 The La Grande School District Board of Directors will conduct a public hearing before the Local Contract Review Board at their next regularly scheduled Board Meeting. The intent of this hearing is to review the findings and receive public comment.

Published: August 29, 2018
 Legal No. 00055736

1010 - Union Co. Legal Notices

NOTICE OF PUBLIC HEARING
 The La Grande School District Board of Directors will conduct a public hearing before the Local Contract Review Board at their next regularly scheduled Board Meeting. The intent of this hearing is to review the findings and receive public comment.

FINDINGS OF FACT
 In the Matter of Exemption, Request of La Grande School District, La Grande High School Gymnasium Retrofit, Greenwood Elementary School Retrofit. ORS 279C.335(1) requires, with certain exceptions, that all Public Improvement contracts be based on competitive bids and, under ORS 279C.375, awarded to the lowest responsive and responsible bidder. ORS 279C.335(2) permits the Local Contract review Board, as the La Grande School District contract review authority, to grant, under certain conditions specific exemptions from the requirement for competitive bidding upon the approval of specific findings.

OAR 137-049-0620, division 249 allows the Local Contract Review Board to exempt a Public Improvement contract from the requirements to be competitively bid, provided written findings supporting the use of non-competitive bid process show compliance with OAR 137-049-0600 and applicable statutes. The written findings report is available for review at the School District prior to the hearing; Please contact Joseph Waite at 541-663-3200 for a copy of the findings. The hearing for review of these findings will be held at the District Office Conference Room on September 12, 2018 at the regularly scheduled time at 1305 N Willow St., La Grande, Oregon, 97850 as published in the public notice section in the La Grande Observer and the Daily Journal of Commerce.

NOTICE TO INTERESTED PERSONS

Pamela Carrier and Debra Mellinger have been appointed Co-Personal Representatives (hereafter PR) of the Estate of **John Alexander Morrison**, Deceased, Probate No. 18PR06013, 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: Steven J. Joseph, Attorney for PR STEVEN J. JOSEPH, P.C. P.O. Box 3230 901 Washington Avenue La Grande, OR 97850 (541) 963-4901, within four months after the date of first publication of this notice or they may be barred.

Published: Aug 22, 29, September 5, 2018
 Legal No. 00055637

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PUBLIC NOTICE
 dba Eastern Oregon Storage
 2007 Adams Ave.
 La Grande, OR 97850
 (541) 963-7368

Pursuant to ORS 87.689 and ORS 87.691, the personal property of the following individuals will be auctioned due to long-term payment delinquency. An auction will be held on August 30, 2018 to satisfy liens claimed by Braseth Properties.

The location of the auction will be at 1410 21st Street, La Grande, Oregon at 10 am. For more information, call 541-963-7368.

Nicholas Lark ~ 01-0E176

Published: August 15, 22, 29, 2018
 Legal No. 00055557

NOTICE TO INTERESTED PERSONS

Pamela Carrier and Debra Mellinger have been appointed Co-Personal Representatives (hereafter PR) of the Estate of **John Alexander Morrison**, Deceased, Probate No. 18PR06013, 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: Steven J. Joseph, Attorney for PR STEVEN J. JOSEPH, P.C. P.O. Box 3230 901 Washington Avenue La Grande, OR 97850 (541) 963-4901, within four months after the date of first publication of this notice or they may be barred.

Published: Aug 22, 29, September 5, 2018
 Legal No. 00055637

1010 - Union Co. Legal Notices

THE CITY OF LA GRANDE, Oregon is accepting bids for a New Ford E-450 or equivalent vehicle, High cube Chassis, CCTV Mainline Camera, Tractor and Accessories. If interested in a bid packet, contact Butch Stephens at 541-962-1326 or lgpurchasing@cityofla-grande.org. Bid call #18-03; Bid deadline is September 5, 2018 at 12pm and will be opened September 5 at 1:30pm.

Published: August 22, 29, 2018
 Legal No. 00055644

NOTICE TO INTERESTED PERSONS

Cindy Suzanne Lester has been appointed Personal Representative (hereafter PR) of the Estate of **Gary Eldon Peterman**, Deceased, Probate No. 18PB05428, 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 22, 29, Sept 5, 2018
 Legal No. 00055648

Call 541-963-3161 or 541-523-3673 to place your ad.

Published: August 29, 31, 2018
 Legal No. 00055745



Need to move that house?

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

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 Start your campaign with a full-color 2x4 picture ad in the Friday Baker City Herald and The Observer Classified Section.
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 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.
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 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.

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Place your ad by calling 541-963-3161 or 541-523-3673.

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