

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

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.752; the defaults for which the foreclosure is made are grantor's failure to pay when due the following sums:

- A. Failure to pay monthly payments due under the Note.
- B. Failure to timely pay property taxes on the secured real property. The exact amount past due and any related information concerning the amounts due may be obtained by calling the Baker County Tax Collector at 541-523-8221. The property tax account Reference No. is 2673.
- C. Failing to maintain property and casualty insurance on the secured property naming Beneficiary as additional named insureds all as required by the Trust Deed.

By reason of the defaults just described, 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 principal sum of FIFTY NINE THOUSAND ONE HUNDRED SEVENTY ONE AND 95/100 (\$59,171.95) plus interest from October 29, 2018, at the rate of six per cent (6%) per annum to the date of payment.

WHEREFORE, notice is hereby given that the undersigned trustee will on July 30, 2019 at the hour of 10:00 o'clock, A. M., in accord with the standard of time established by ORS 187.110, on the Front Steps of the

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Baker County Court-house at 1995 3rd Street, Baker City, Baker County, Oregon, sell at public auction to the highest bidder for cash the interest in the real property 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 a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.778 has the right, at any time prior to 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 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 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.

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

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"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.

NOTICE

Without limiting the trustee's disclaimer of representation 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.

We are attempting to collect a debt on behalf of the beneficiary named in this Trustee's Notice of Sale (also referred to as the "creditor") and any information obtained will be used for that purpose. This debt is owed to the creditor in the amount described in the notice. Under some circumstances, you may receive more than one copy of this notice. Unless you dispute the validity of this debt, or any portion thereof, within 30 days after your first receipt of the original or a copy of this notice, we will assume the debt to be valid. If you notify us in writing within 30 days after your first receipt of the original or a copy of this notice that the debt, or any portion thereof, is disputed,

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we will obtain verification of the debt of (if applicable) a copy of a judgment against you and a copy of the verification or (if applicable) the judgment will be mailed to you. We will provide you with the name and address of the original creditor, if different from the creditor named above, if you notify us in writing within 30 days after your first receipt of the original or a copy of this notice that you request such information.

DATED: March 20, 2019.

Floyd C. Vaughan, S
 uccessor Trustee
 P. O. Box 965
 Baker City, OR 97814
 541-523-4444

Legal No. 00058589
 Published: June 7, 14,
 21, 28, 2019

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by GARRETTE J. SMITH and RANDI M. SMITH as Grantor, AMERITITLE, an Oregon corporation, as Trustee, and JUDY C. BEYMER and HOWARD A. BEYMER, husband and wife, or the survivor thereof, as to an undivided ONE-THIRD (1/3). BILL E. GRAHAM and JANIECE I. GRAHAM, husband and wife, or the survivor thereof, as to an undivided ONE-THIRD (1/3) interest, and SYLVAN E. GRAHAM and LINDA GRAHAM, husband and wife, or the survivor thereof, as to an undivided one-third (1/3) interest, as Beneficiary. Said Trust Deed is dated November 28, 2017, and recorded December 1, 2017 as Instrument No. B17 49 0185 in Baker County Deed Records, covering the following described real property in Baker County, Oregon: Lots 6 and 7, and the North half of Lot 8, Block 9, OTTENHEIMER ADDITION, in Baker City, County of Baker and State of

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Oregon. ALSO, Lots 3, 8, 9 and 10, Block 10, OTTENHEIMER ADDITION, in Baker City, County of Baker and State of Oregon.

ALSO, the South half of each of Lots 4 and 7, Block 10, OTTENHEIMER ADDITION, in Baker City, County of Baker and State of Oregon.

ALSO, all that portion of the West half of Fourteenth Street adjoining Lot 3 and the South half of Lot 4, Block 10, OTTENHEIMER ADDITION, on the East, as vacated by Ordinance No. 2718, a certified copy of which was recorded April 29, 1976, as Deed No. 76 18 071, Baker County Deed Records.

ALSO, all that portion of the alley lying between Lot 3 and the South half of Lot 4, and Lot 8 and the South half of Lot 7, Block 10, OTTENHEIMER ADDITION, as vacated by Ordinance No. 2718, a certified copy of which was recorded April 29, 1976, as Deed No. 76 18 071, Baker County Deed Records.

ALSO all that portion of the West half of the alley adjoining Lots 9 and 10, Block 10, OTTENHEIMER ADDITION, on the East as vacated by Ordinance No. 2718, a certified copy of which was recorded April 29, 1976, as Deed No. 76 18 071, Baker County Deed Records.

The undersigned hereby certifies that no other 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 mortgage records of the county or counties in which the above-described real property is situated, further, that 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 insti-

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tuted, such action has been dismissed except as permitted by ORS 86.752(7).

Appointment of Successor Trustee, appointing Floyd C. Vaughan as successor trustee has been recorded in Baker County records. Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes

86.752; the defaults for which the foreclosure is made are grantor's failure to pay when due the following sums:

- A. Failure to pay the remaining balance due under the Note that became due and payable in full on December 20, 2018.
- B. Failure to timely pay property taxes on the secured real property. The exact amount past due and any related information concerning the amounts due may be obtained by calling the Baker County Tax Collector at 541-523-8221. The property tax account Reference Nos. are 72 and 74.
- C. Failing to maintain property and casualty insurance on the secured property naming Beneficiary as additional named insureds all as required by the Trust Deed.

By reason of the defaults just described, 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 principal sum of THIRTY SEVEN THOUSAND FOUR HUNDRED FORTY-FOUR AND 35/100 DOLLARS (\$37,444.35) plus interest from November 21, 2018 at the rate of five per cent (5%) per annum to the date of payment. WHEREFORE, notice is hereby given that the

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undersigned trustee will on July 10, 2019 at the hour of 10:00 o'clock, A. M., in accord with the standard of time established by ORS 187.110, on the Front Steps of the Baker County Court-house at 1995 3rd Street, Baker City, Baker County, Oregon, sell at public auction to the highest bidder for cash the interest in the real property 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 a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.778 has the right, at any time prior to 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 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 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.

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.

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 representation 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.

We are attempting to collect a debt on behalf of the beneficiary named in this Trustee's Notice of Sale (also referred to as the "creditor") and any information obtained will be used for that purpose. This debt is owed to the creditor in the amount described in the notice. Under some circumstances, you may receive more than one copy of this notice. Unless you dispute the validity of this debt, or any portion thereof, within 30 days after your first receipt of the original or a copy of this notice, we will assume the debt to be valid. If you notify us in writing within 30 days after your first receipt of the original or a copy of this notice that the debt, or any portion thereof, is disputed, we will obtain verification of the debt of (if applicable) a copy of a judgment against you and a copy of the verification or (if applicable) the judgment

will be mailed to you. We will provide you with the name and address of the original creditor, if different from the creditor named above, if you notify us in writing within 30 days after your first receipt of the original or a copy of this notice that you request such information.

DATED: January 29, 2019.

Floyd C. Vaughan,
 Successor Trustee
 P. O. Box 965
 Baker City, OR 97814
 541-523-4444

Legal No. 00058409
 Published: May 24, 31,
 June 7, 14, 2019

1010 - Union Co. Legal Notices

BUDGET HEARING
 A meeting of the Central and Eastern Oregon Juvenile Justice Consortium (CEOJJC) will be held at 9:00AM (PDT) on June 13, 2019, at the CEOJJC Office, 62910 OB Riley Rd, Ste 208, Bend, OR. The purpose of the meeting is to hear and adopt the budget, as approved by the budget committee, for the fiscal year beginning July 1, 2019. This is a public meeting where any person may appear for or against any item in the budget document, which is available from the CEOJJC office, phone 541-388-6408. Chair of the governing body is Molly Rogers, phone 541-506-2660.

Published: June 7, 2019
 Legal No. 58597

NOTICE OF BUDGET COMMITTEE MEETING

A public meeting of the Budget Committee of the Cove Rural Fire Protection District, Union County, State of Oregon, to discuss the budget for the fiscal year July 1, 2019 to June 30, 2020, will be held at 607 Main Street, Cove, Oregon. The meeting will take place on June 17, 2019 at 7 pm. The purpose of the meeting is to receive the budget message and to receive comment from the public on the budget. This is a public meeting where deliberation of the Budget Committee will take place. Any person may appear at the meeting and discuss the proposed programs with the Budget Committee.

Published: June 5, 2019
 Legal No. 00058611

NOTICE TO INTERESTED PERSONS

Talia Welch and Tamara Staley have been appointed Co-Personal Representatives (hereafter PR) of the Estate of **Mary Leona Mae McLain, Deceased**, Probate No. 19PB03528, 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: June 7, 14,
 21, 2019
 Legal No. 00058623

One of the nicest things about want ads is their low cost. Another is the quick results. Try a classified ad today! Call our classified ad department today to place your ad.

BAKER CO. YARD & GARAGE SALES

This yard sale map is provided as a service by Baker City Herald. Locations shown are approximations - Check individual ads for exact address. While we make every effort to be complete and accurate, we cannot be responsible for errors and omissions.

Private Party YARD, GARAGE SALES
 5 Lines,
 3 Days
 Plus Map
\$12⁵⁰
All yard sale ads must be PREPAID!
 Additional Lines \$1.00 per line
10 AM the day before desired publication date.
For information call JULIE 541-523-3673
 Private party advertisers only. 3 days must run consecutively. Yard Sale map publishes on Friday with minimum of 10 ads

140 - Yard, Garage Sales-Baker Co.

A MULTI-FAMILY SALE
 1615 13th St.
 Fri. 6/7 & Sat. 6/8: 8a-3p
 '98 Chev V8-350 engine, boat motor & lots of misc

B 2730 1ST St.
 Sat., 06/08: 9a-3p.
 Inflatable pontoon boat, crafts, books, furniture & misc. household

C MULTI-FAMILY SALE
 14874 Mill Creek Ln
 Sat. 6/8 & Sun. 6/9: 9a-4p
NO early sales

140 - Yard, Garage Sales-Baker Co.

D 3645 8th Dr
 SAT. 8-4 & SUN. 8-12
 Little bit of everything!
 No early birds!

E 3445 9th Dr.
 Fri., 6/7 & Sat. 6/8
 8am - 2pm
 Outdoor wicker & lots of misc household

F HUGO YARD SALE
 95 Foothill Dr
 Fri. - Sun.; 9 am - 5 pm
 Furniture, antiques, lawn furniture, yard tools, etc.

140 - Yard, Garage Sales-Baker Co.

G 1021 RESORT ST
 Fri. - Sun: 8 a.m. - ?
 Lots of 2T girl clothes, furniture, pickup canopy, outside furniture, etc.

H 43413 POCAHONTAS
 (8 mi. out of Baker)
 Fri. & Sat.; 7 am - 3pm
 Cleaning out garage & storage. Some furniture, archery, camping, household, etc.

Share ad by calling 541-523-3673.

140 - Yard, Garage Sales-Baker Co.

ALL ADS FOR: GARAGE SALES, MOVING SALES, YARD SALES, must be PREPAID
 At The Baker City Herald 1668 Resort St. Ste A, Baker City or The Observer Office, 1406 Fifth Street, LaGrande.

Too many puppies, not enough room? Classified can help.

140 - Yard, Garage Sales-Baker Co.

17951 DEER PARK LP
 Sat. Only: 8 AM - 2 PM
 Dresser w/mirror and misc. household
No early sales!

GLOBE STORAGE
 on 17th St., Baker City
TOOLS, TOOLS, TOOLS!
 Call (509) 520-0608 to view items for sale

CRUISE THROUGH classified when you're in the market for a new or used car.

140 - Yard, Garage Sales-Baker Co.

Call 541-523-3673 to place your ad.

You can enjoy extra vacation money by exchanging idle items in your home for cash ... with an ad in classified.

