

REAL ESTATE

Must Sell: 3 bedroom, 1 1/2 bath home on 100 x 100 lot in Hepner. Large well-kept yard with fence. Has garden area and extra 100 x 100 lot with fruit trees. Has a small storage shed with small garage or storage. Would make a good starter home. Newer roof, foundation and windows.

Asking \$68,000 or small down and take over payments through mortgage company. Has assumable loan.

(541) 676-9056 after 5 p.m. or weekends, or leave message.

MISCELLANEOUS

Advertise your business with solid magnet door signs from the **Hepner Gazette-Times**. 676-9228, ask for David.

5-3-tfx

Used Wilson Pro-staff oversized golf clubs. 1-3-5 woods, 3-pitching wedge irons. In good condition. Call 676-9877 evenings.

3-6-tfx

Artificial Christmas trees for sale, brand new, lighted, 6 1/2 feet, \$75 OBO. 989-8258.

10-30-tfc

For Sale: older riding lawnmower, \$250 OBO; Electric Lift Chair Recliner, excellent condition, \$300 OBO; and some reloader equipment - make offer. (541) 676-9056 after 5 p.m., weekends, or leave message.

11-6-4c

Heritage Land Co.

180 W. Baltimore #5, Hepner
676-5049

• 125,000 - 3 bedroom, 1 bath on 5 acre lot. Lots of deck. Large shop with loft (24'x36') and concrete floor. Near hunting, fishing and snowmobiling. Blakes Ranch. • 399,000 - newer triple-wide, 3 bedroom, 2 bath, with all the extras. 42'x60' shop with extra insulation and 1/2 bath, propane furnace and metal roof. Double car garage. On 20 acres in the trees. • 95,000 - 3 bedroom, 2 bath (one with jacuzzi), 2-story older home on a corner lot, chain-link fence, single car garage, and beautiful landscaping. Fireplace in living room. A must see.

• 565,000 - 1583 acres, 3000 sq. ft. home, remodeled in 1996, 4 bedroom, 3 bath, shop and machine shed, hay barns and horse barn, deer hunting and bird hunting. Hepner.

• 38,000 - 6-plex near Main Street with oversized lot and lots of parking. Owner could help finance.

Sharon Lewis 676-5233

Bob Ployhar 676-9649

A. Kim Cutsforth 676-9625

David Sykes 676-9228

www.heppner.net

Willow Creek Realty
676-5241

Joyce Kay & Jerry Hollomon

THIS 1979 MOBILE HOME. 2 bedroom, 2 bath on 62'x130' m/l lot with a 2-story garage 26'x26' m/l. Located near the swimming pool. Lot has shade trees and front and rear entrance. 375 W. Linden Way, #08-01. **PRICE REDUCED \$35,000**

ROSES, ROSES, ROSES and beautifully landscaped. This split-level 4 bedroom, 2 bath home has propane fireplace in the family room and a wood fireplace in the living room. Great views from the covered deck and new insulated windows. 210 Summit Drive, #09-01. \$130,000. **REDUCED TO \$122,000**

GREAT LOCATION. 2 new lots at 210 and 220 Thompson Street ready to build your dream home. Has city water, sewer and TV on property, on a dead-end street with a good view. One lot is 100'x90' m/l and one is 100'x75' m/l, #00-09 \$12,500, #00-10 \$13,500 respectively.

GOOD BUSINESS INVESTMENT. 2 bedroom home and 7 apartments or 8 rentals, laundry room, office with a large parking area and garage. Located on Highway 207, 2.27 acres at the edge of town. Built in 1953 for a motel, changed to apts. in the '70s. Owner is currently redecorating and upgrading units. Good rental history. #01-16. **\$165,000**

RENTALS

For rent: two bedroom apartments. Willow View, 515 N. Elder, Hepner. EOH. 676-9019 or 208-384-1589.

7-24-tfx

For rent: newly remodeled two bedroom duplex. Range, dishwasher and garbage disposal. Washer and dryer hookup. \$450/month. Call toll-free: 1-866-969-1111; (541) 676-5241; or evenings (503) 663-0926.

11-6-3c

LOST & FOUND

LOST: diamond wedding ring with diamond engagement ring attached, Thursday, Nov. 7, between Ione and St. Patrick's Parish Hall or Hepner High School. Finder, please call 422-7156. **REWARD.**

11-13-2c

PLEASE check your ad on the first date of publication. While we are happy to make any necessary corrections, we cannot be responsible for errors appearing on multiple days. THANK YOU!

SERVICES

Linoleum, carpet and Pergo sale and installation. Free estimates. Call **Tim Hedman**, evenings, 676-9054. Licensed and bonded #78201.

1-9-tfx

TRUSTEE'S NOTICE OF SALE

Pursuant to O.R.S. 86.705 et seq. and O.R.S. 79.5010, et seq. Trustee's Sale No. 09-MS-30606 Notice to Borrower: You should be aware that the undersigned is attempting to collect a debt and that any information obtained will be used for that purpose. Reference is made to that certain Deed of Trust made by, Peter Reutov and Anisia Reutov, as their interests may appear, as grantor, to Lucy E. Kivel, Esq., as Trustee, in favor of TMS Mortgage Inc, dba The Money Store, as beneficiary, dated 2/23/1999, recorded 3/3/1999 in Volume 1574, page 136, of Deeds of Trust, under Instrument No. //, records of Marion County, Oregon. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by HomeQ Servicing Corporation, f/k/a TMS Mortgage Inc, dba The Money Store. Said Trust Deed encumbers the following described real property situated in said county and state, to wit: Lot 5, Fanfare Subdivision, Marion County, Oregon. The street address or other common designation, if any, of the real property described above is purported to be: 8269 Hwy 219 Woodburn, OR 97071 The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation. 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 following sums: Amount due as of October 10, 2002 Delinquent Payments from February 01, 2002 9 payments at \$937.54 each \$8,437.86 (02-01-02 through 10-10-02) Late Charges: \$937.60 Beneficiary Advances: \$212.91 Total: \$9,588.37 Also, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and deed of trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee. By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following: Unpaid Principal Balance of \$113,539.60, Plus interest thereon at 9.050% per annum from 1/1/2002, until paid., together with escrow advances, foreclosure costs, trustee fees, attorney fees, sums required for the protection of the property and additional sums secured by the Deed of Trust. Wherefore, notice hereby is given that the undersigned trustee, will on February 14, 2003, at the hour of 11:00 AM, in accord with the standard of time established by ORS 187.110, at front entrance of the Marion County Courthouse, 100 High Street Northeast, Salem, County of Marion, State of Oregon, sell at public auction to the highest bidder for cash, the interest in the said described property which the grantor had, or had the 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 ORS 86.753 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 necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753. 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 performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Dated: October 10, 2002 **Regional Trustee Services Corporation Trustee** By Chris Rebhuhn, Chief Executive Officer 720 Seventh Avenue, Suite 400, Seattle, WA 98104 Phone: (206) 340-2550 Sale Information: http://www.trustee.com ASAP502591 10/23, 10/30, 11/06, 11/13

PUBLIC NOTICE

AMENDED FORECLOSURE NOTICES OF:

- (1) DEFAULTS;
- (2) RIGHT TO CURE;
- (3) ELECTION TO SELL;

AND YOU ARE NOTIFIED THAT:

All words and phrases herein which have the first letters thereof capitalized are defined on the attached Identifying Data of mortgage or Deed of Trust, consisting of one page.

(1) NOTICE OF DEFAULTS. Certain Defaults Causing Foreclosure have occurred on the Deed of Trust or Mortgage Being Foreclosed.

(2) NOTICE OF RIGHT TO CURE. You have a right to stop all actions to collect this debt. To do so you must pay money (including but not limited to delinquent payments, costs, attorneys fees and trustee's fees) and/or perform certain acts. If you wish to know exactly what money must be paid and/or what actions need to be performed, please call the undersigned's office at the phone number stated.

Your cure or reinstatement rights and your redemption rights are attached to the copies hereof that are mailed, served, and posted.

(3) NOTICE OF ELECTION TO SELL. Because of those Defaults Causing Foreclosure, the undersigned has elected and intends to sell or cause to be sold the Real Estate. The effect of such a sale will be to deprive all persons who claim an interest in the Real Estate of any right thereto, except as otherwise provided by law. This election will be nullified if the above right to cure is properly exercised.

(4) SALE. Because of the Defaults Causing Foreclosure, to partially or fully pay the debt secured by the Deed of Trust or Mortgage Being Foreclosed, and pursuant to the power of sale therein, the Real Estate will be sold at public auction without warranties or guarantees at the following date, time and place:
Date of Sale: January 9, 2003
Place of Sale: Morrow County Courthouse, 100 Court St., Hepner, OR 97836
Time of Sale: 10:00am

(5) GOVERNMENTAL CLAIMS. To the copies of these Notices which are mailed, served or posted, there are attached copies of the written recorded claim of any governmental agency against the Real Estate and the independent notices which the

law requires to be mailed to any such governmental agency to terminate their rights to the Real Estate.

/s/ Philip M. Kleinsmith
Attorney for Present Mortgagee(s) and/or Substitute Trustee
Oregon Attorney
Registration No. 89399
6035 Erin Park Drive, Ste. 203
Colorado Springs, CO 80918
1-800-842-8417

State of Colorado)
County of El Paso)

On 8/15/2002, before me, personally appeared Philip M. Kleinsmith, as said attorney and/or Substitute Trustee, personally known to me and/or proven to be said person whose name is subscribed to this Foreclosure Notices of: (1) Defaults; (2) Right to Cure; (3) Election to Sell; and (4) Sale consisting of four or more pages in total: two pages of Notices of: (1) Defaults; (2) Right to Cure; (3) Election to Sell; and (4) Sale, one page of Identifying Data of Mortgage or Deed of Trust and one or more pages of Cure or Reinstatement Rights and Redemption Rights. That person acknowledged to me that said person executed the same in said person's authorized capacity and that by said person's signature on said instrument, the person or the entity on behalf of which the person acted, executed said instrument. Witness my hand and official seal.

/s/ LeeAnn Finnell-Humpal
6035 Erin Park Drive
Colorado Springs, Co 80918
Identifying Data of Mortgage or Deed of Trust*

Defaults Causing Foreclosure: Non-payment of periodic payments since: 05/01/2001

Estimated Total Amount Owed On Deed of Trust or Mortgage* Being Foreclosed on the Estimated Date of Foreclosure Sale

Principal: \$79,858.02
Estimated Interest: \$2,969.52
Estimated Costs: \$ 1,800.00
Estimated Total: \$84,627.54
Real Estate** to be Sold:
Common Description: 1359 East Idaho Avenue Irrigon, OR 97844

Assessor's Tax Parcel No.:

Unknown
Legal Description: LOT 1, EDGEWOOD VILLA, IN THE CITY OF IRRIGON, COUNTY OF MORROW AND STATE OF OREGON

Identifying Data of Deed of Trust or Mortgage* Being Foreclosed Per Real Estate Records of County Stated in Legal Description:

Dated: 09/27/2000
Recorded: 10/03/2000
Recording Data: M 2000-2222

Original Principal Balance: 80,000.00

Original Trustee: Amerititle Original Mortgagee(s)

***Name(s): First Franklin Financial Corporation

Address(es): 2150 N. First Street San Jose, CA 95131

Present Mortgagee(s)

***Name(s): Altegra Credit Company

Address(es): 116 Allegheny Center Pittsburgh, PA 15212

Original Mortgageor(s)

***Name(s): Rollin Bradfield Lisa Bradfield

Address(es): 1359 East Idaho Avenue Irrigon, OR 97844

Present Owner(s) Name(s): Rollin Bradfield Lisa Bradfield

Address(es): 1359 East Idaho Avenue Irrigon, OR 97844

* Sometimes named "Trust Indenture"

** Sometimes named "Mortgaged Property" or "Trust Property" or "Property"

*** Sometimes named "Beneficiary"

**** Sometimes named "Grantor" or "Trustor"

Published: October 30, November 6, 13 and 20, 2002

Affid

Obituaries

Evelyn Amy Peterson

Evelyn Amy Peterson, 84, of Irrigon, died Tuesday, Nov. 5, 2002, at Good Shepherd Medical Center in Hermiston.

At her request there was no funeral service. Disposition was by cremation.

Peterson was born in Hot Springs, SD, to Henry and Margaret Hill Faulstich, on Dec. 14, 1917. She came to Irrigon 10 years ago from Oregon City.

She loved crafts, sewing and her flower garden.

She was preceded in death by her husband, Arthur Peterson, and by two children. Survivors include 10 children, many grandchildren, and numerous great-grandchildren and great-great-grandchildren.

Burns Mortuary of Hermiston was in charge of arrangements.

John H. "Jack" Maben

John H. "Jack" Maben, 73, of Hepner, died Wednesday, Oct. 30, 2002, at his home.

At his request, no service was held, but there was a private family gathering. Disposition was by cremation.

Maben was born Dec. 16, 1928, at Union Mills, to Peter and Sylvia Cox Maben.

On Aug. 13, 1949, he married Ruth Thompson at Vancouver, WA. The couple lived at Molalla before moving to Hepner in 1978. They owned and operated Court Street Market in Hepner for 23 years.

Survivors include his wife, Ruth Maben; sons, Greg and Jeff, and daughter, Shannon Wicklund, all of Hepner; grandchildren, Jason Maben,

Jacob Maben, Jered Wicklund, Rebecca Chinen; Tara Cimmityotti and Jessica Roy; sister, Louise Cobb of Coos Bay; and brother Pete of Willamina. He was preceded in death by his parents, brothers, Adrian and Egbert, and a grandson.

Memorial contributions may be made to Pioneer Memorial Home Health/Hospice P.O. Box 9, Hepner, OR 97836.

Sweeny Mortuary of Hepner was in charge of the arrangements.

Neil P. Doherty

Neil P. Doherty, 84, of Denver, formerly of Ione, died Monday, Oct. 28, 2002, at his home in Denver.

Doherty was born June 4, 1918, at Ione, to Neil and Margery Owen Doherty. He was raised and attended school in Ione, where he graduated from high school.

Doherty served with the U.S. Army during World War II. He was a painter throughout his life and lived in California for a time before moving to Denver.

Survivors include sons Jaren P., of Deale, MD, Michael J., of Rowenoak, TX, Gregory T., Moscow, ID, Vincent R., of Mesquite, NC, and Patrick C., of Lewiston, ID; brothers, Matt of Hermiston, John of Pendleton, and Bill of Auburn, WA; sisters Ann Brandon of Tigard, Helen McLaughlin and Rosemary Peterson, both of Portland; and 15 grandchildren. A sister, Mary Doherty and brothers James and Charles preceded him in death.

Magnetic Door Signs

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