

REAL ESTATE

Four bed, 2.5 bath on golf course, Heppner, 11.4 acres, luxury and privacy. Call Linda, Professional Realty, Inc., (541) 384-4193. www.professionalrealtor.com

6-4-3c

MUST SEE! 3 bedroom, 1 1/2 bath, 1605 sq. ft., huge bedroom with jacuzzi, hot tub, fenced yard, 10x20 outbuilding with electricity. Asking \$87,500. (541) 676-5717.

6-4-8c

FOR SALE

Two bedroom, one bath, 1080 sq. ft. home on one acre at a great location. **\$89,500** Call Amy at 676-9407.

6-4-11c

Heritage Land Co.

180 W. Baltimore #5, Heppner **676-5049**

- 139,900 - One two-story, 4 bedroom, 2 bath home, remodeled kitchen with oak cabinets, newer windows; also includes one bedroom, one bath rental, and one two bedroom, one bath with full basement rental home - all on one tax lot.
- 36,585 - 8.13 acres near Lexington. Easy access. Seller can help finance.
- 127,000 - 3 bedroom, 2 bath home with family room, fireplace with wood insert, on view lot.
- 15,000 - flat commercial lot just off Main Street, Heppner.
- 76,000 - 3 bedroom, 2 bath newer mobile on view lot. Covered patio. Oak kitchen, lots of upgrades. Lots of parking.
- 20,000 - older manufactured home, 720 sq. ft., 3 bedroom, 1 bath with 24'x12' covered patio, 8'x8' storage shed and 50'x22' cover. Owner may 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

Joyce Kay & Jerry Hollomon

VIEW LOT, overlooking Willow Creek Dam and Reservoir. Lot #100 in Lakeview Heights, 146'x75' m/l. All services available on site at the end of a cul-de-sac with rural living atmosphere in the city limits. #01-17. \$23,500.

CLEAN AND COZY BUNGALOW with 3 bedrooms, 1694 sq. ft. m/l including basement. F/A oil with air conditioning. Price includes kitchen appliances. Lot is 60'x132' m/l with creek running through and RV parking. 195 N. Quaid Street. #00-11. All this for only 59,500. REDUCED TO \$42,500.

A DREAM HOME with a VIEW and low maintenance. Oak cabinets, Pella windows, metal siding, brick trim and a composite deck. This luxurious 5 bedroom, 3 1/2 bath home has a daylight basement with patio and a family room, F/A/Gas. One of a kind!! 200 Thompson Street. #02-04. \$210,000. PENDING SALE.

LOOKING FOR A REAL ESTATE INVESTMENT? \$20,000 AND IT'S YOURS. A starter or retirement home, 2 bedrooms, 1 bath, carport and 18'x13' m/l shop, all on a large corner lot, 100'x100' m/l. Located in the nice, quiet town of lone. Excellent place to raise children. 575 E. 2nd, lone. #01-19.

FOR RENT

One bedroom house for rent. Available June 15. Includes washer, refrigerator, dishwasher, stove and water. \$300/month. 676-5712.

6-4-1p

RV space for rent. Shade trees, yard by the creek. 989-8404.

6-4-2c

MISCELLANEOUS

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

5-3-tfx

TV membership, \$75. Call Ed Dick, 676-9920.

6-4-2c

Class Ad Deadline Mondays at 5 p.m.

INTERNET

Real Estate Listings www.heppner.net

CARS & TRUCKS

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Contact: Bill MacInnes Bill MacInnes, Jr. or parts H.C. Wright Phone (541) 763-4175 Fossil, Oregon

PETS & ANIMALS

4-H lambs for sale. Call Heather, 676-9821 after 4 p.m. 6-4-1c

YARD SALE

Yard Sale: June 7, Miller Manufacturing shop, old Kinzua mill site, 9 a.m.-5 p.m. 6-4-1p

Weather Report

By the City of Heppner

For the month of May

	High	Low	Precip.
5/1	64	40	.00
5/2	70	43	.00
5/3	73	47	.11
5/4	63	45	.05
5/5	59	44	.02
5/6	56	35	.00
5/7	58	36	.00
5/8	59	37	.00
5/9	61	31	.00
5/10	66	39	.00
5/11	67	48	.09
5/12	63	49	.15
5/13	65	41	.04
5/14	77	48	.00
5/15	71	45	.00
5/16	58	35	.00
5/17	58	39	.00
5/18	56	34	.01
5/19	61	34	.00
5/20	70	38	.00
5/21	68	45	.00
5/22	77	49	.00
5/23	81	50	.00
5/24	85	55	.00
5/25	88	55	.15
5/26	64	48	.13
5/27	75	47	.00
5/28	85	54	.00
5/29	88	52	.00
5/30	84	54	.00
5/31	68	49	.12

Budget Officers & Others:

Please Help Us Meet Our Deadline! All legal public notice deadline: Monday at 5 p.m.

PUBLIC NOTICE

"The regular monthly meeting of the Morrow County Commission on Children & Families will be held on June 10, 2003, in the conference room of the Department of Human Services Building, which is located at 103 S. W. Kinkade, Boardman, from 7:00 p.m. to 9:00 p.m. Agenda items will include a presentation by Annette Davies on Lifespan Respite, program reports, discussion of Emergency Food and Shelter Program, budget, RFP status, and other business as necessary. The public is encouraged to attend and participate in the discussions. For further information or if you need special accommodations call 676-9675." Published: June 4, 2003

PUBLIC NOTICE

PUBLIC NOTICE-scrap
The Town of Lexington will sell surplus used miscellaneous steel and cast water pipe, water valve covers, used water valves, five old 4" fire hydrants, metal door, scrap aluminum, barbed wire, three phase submersible pump and approximately 400' wire, transformer, and 40amp electrical panel, and an old, wellhead turbine pump motor, by sealed bid for the whole lot as is. A cashier's check or cash will be accept-

ed for payment before removal. Every thing must be moved from the site one week after the bid is accepted. The surplus may be viewed by contacting Town Hall at 541-989-8515.

Sealed bids must be submitted to and received by 4PM, Tuesday, June 10, 2003 at Lexington Town Hall, PO Box 416, Lexington, OR 97839. The sealed bids will be opened at the regularly scheduled council meeting, June 10, 2003 at 7PM at Town Hall, 150 W Main, in Lexington. The bid will be awarded to the highest bidder for the whole lot. Published: June 4, 2003 Affid

PUBLIC NOTICE

NOTICE OF PROPOSED REVENUE SHARING
The City Council of the City of Heppner, Morrow County, State of Oregon, will hold a public hearing regarding state revenue sharing, for the fiscal year July 1, 2003 to June 30, 2004 at Heppner City Hall, 188 W. Willow Street. The meeting will take place on the 9th of June, 2003 at 7:00 PM. The purpose of the hearing is to receive testimony regarding the use of state revenue sharing. This is a public meeting where deliberations of the City Council will take place. Any person may appear at the meeting and discuss the proposed programs with the City Council. Persons who wish to attend and need assistance are asked to call (541) 676-9618, or TTY relay 1-800-735-2900.

Gerald Breazeale
Budget Officer
Published: May 28 and June 4, 2003 Affid

PUBLIC NOTICE

The Heppner City Council will hold a public hearing June 9th, 2003 to consider passage of a resolution setting water rates, and a resolution setting sewer rates, for the fiscal year 2003-2004. Water rates are proposed to be adopted as were published in the City of Heppner Newsletter of February 2003. Sewer rates are proposed to increase by \$1.00 per R factor. The hearing will be held at 188 W. Willow Street, Heppner, Oregon. Persons who wish to attend and need assistance are asked to call (541) 676-9618, or TTY relay 1-800-735-2900.

Gerald W. Breazeale
City Manager
Published: May 28 and June 4, 2003 Affid

PUBLIC NOTICE

Auction of Contents
Two storage units. Stor-4-U, 426 Linden Way, Heppner; 10 a.m., July 19. Contents of each to be sold as one unit. Published: May 28 and June 4, 2003

PUBLIC NOTICE

NOTICE OF BUDGET COMMITTEE MEETING
A public meeting of the Budget Committee of the Heppner Water Control District, Morrow State of Oregon, to discuss the budget for the fiscal year July 1, 2003 to June 30, 2004 will be held at 430 Heppner/Lexington Hwy Heppner, OR. The meeting will take place on the 17 day of June, 2003 at 7:00 P.M.. The purpose of the meeting is to receive the budget message and to receive comment from the public on the budget. A copy of the budget document may be inspected or obtained on or after June 19, 2003 at 430 Heppner/Lexington Hwy, between the hours of 8:00 A.M. and 4:00 P.M..

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 4 and 11, 2003

PUBLIC NOTICE

NOTICE OF WATER RIGHT TRANSFER 8698
Richard E. Ruhl filed an application with the Water Resources Department to add an additional point of diversion of

water as provided by ORS 540.510 to 540.530.

Certificate 227, in the name of Jas. P. Rhea, includes a right limited to 0.32 cubic foot per second with a priority date of 1900 and 0.55 cubic foot per second with a priority date of 1889 from Rhea Creek.

The point of diversion for this right is in the East side and West side.

The applicant proposes to change the SE 1/4 NW 1/4, Sec. 2, T 2 S., R. 24 E., WM.

Protests may be filed by persons who think this transfer application would result in injury to an existing water right as defined by OAR 690-015-0050. The fee to file a protest is \$25.00. Additional information or forms and rules for filing protests are available from the Water Resources Department by calling 503-378-8455, ext. 262. If a protest is filed, a hearing may be held.

The last date of publication is JUNE 11, 2003. IF NO PROTEST IS FILED BY JULY 11, 2003, THE CHANGE MAY BE APPROVED WITHOUT A HEARING. Published: May 28, June 4 and 11, 2003 Affid

PUBLIC NOTICE

On the 24th day of June, 2003 at the hour of 10:00 o'clock, A.M. Standard of Time in accordance with ORS 187.110, at the front door of the Morrow County Courthouse, in Heppner, Oregon, I will sell at Public Auction all the right, title, claim and interest of Morrow County to the highest bidder for cash, the parcel of real property located in Morrow County, Oregon, described in Exhibit "A" which is attached hereto and by this reference incorporated herein.

Said sale is made under an Order issued out of the County Court of the State of Oregon for Morrow County to me directed: In the Matter of Real Property owned by Morrow County and Directing Sheriff to Conduct Sale dated May 21, 2003. The minimum price which may be accepted for the property is fixed by Order of the County Court and is set forth with particularity with the parcel described in said Exhibit "A".

DATED this 22nd day of May, 2003.

VERLIN R. DENTON,
Sheriff
Morrow County, Oregon
By: /s/ Judy Chastain
Chief Civil Deputy

Note: AT the time of sale, the County will collect fees for recording the Deed in the Clerk's deed records. Recording fees are \$26.00 for the first page, plus \$5.00 for each additional page.

EXHIBIT A

Parcel No. 1
Legal Description: Beginning at a point which is 694.02 ft. South and 807.68 ft. West of the monument marking the East 1/4 corner of Sections 27, T2S., R.26E., W.M., said point being marked with a 5/8" iron pin with a plastic cap marked "PLS 848"; Thence S40°34'09"W, 25.96ft. to a point marked with a 5/8" iron pin with a plastic cap marked "FSE SURVEY MARKER" (Adjusted Line); Thence N49°25'51"W, 174.40 ft. to a point marked with a 5/8" iron pin with a plastic cap marked "FSE SURVEY MARKER" (Adjusted Line); Thence N89°25'38"E, 39.46 ft. to a point marked with 5/8" iron pin with a plastic cap marked "PLS 848" (Adjusted Line); Thence N89°25'38"E, 33.93 ft. to a point marked with a 5/8" iron pin with a plastic cap marked "FSE SURVEY MARKER" (Adjusted Line); Thence S00°34'22"E, 29.64 ft. to a point (Closing Line); Thence S49°25'51"E, 99.64 ft. to the POINT OF BEGINNING (Closing Line). Containing 0.11 acres; more or less, all in Morrow County, Oregon, SUBJECT TO any and all encumbrances of record.

Minimum Price: \$622.91
Market Value: \$3,710.00
Terms: Cash in full at time of sale

Published: May 28, June 4, 11 and 18, 2003 Affid

Trustee's Notice of Sale Pursuant To O.R.S. 86.705, et seq. and O.R.S. 79.5010, et seq. Trustee No: 200301274-11227 Reference is made to that certain Trust Deed made by Eric J. Morlan and Melody G. Morlan, husband and wife, as Trustor, in which Wells Fargo Home Mortgage, Inc. is named as Beneficiary and Amerititle as Trustee and recorded 3/19/2001, as Instrument No. 2001-567, in Official Records of Morrow County, Oregon; covering the following described real property situated in said county and state, to-wit: Parcel 1 of Partition Plat 1997-6, in the County of Morrow and state of Oregon. The street address or other common designation, if any, of the real property above is purported to be: 75727 Depot Lane Irrigon, OR 97844 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: Total Payments from 4/1/2002 through 09/11/2003 \$25,519.86 Total Late Charges \$1,205.10 Total Advances \$771.34 Total Due The Beneficiary \$27,496.30 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: The unpaid principal balance of \$165,028.45 together with interest thereon at the current rate of 7.375% per annum from 03/01/2002 until paid, plus all accrued late charges, escrow advances, attorney fees and costs, and any other sums incurred or advanced by the beneficiary pursuant to the terms and conditions of said deed of trust. Wherefore, notice hereby is given that the undersigned

trustee will, on 9/11/2003, at the hour of 01:00 PM in accord with the standard of time established by O.R.S. 187.110 at the following place: At the front door Morrow County Courthouse, 100 Court St., Heppner, OR County of Morrow State of Oregon, sell at public auction to the highest bidder for cash, the interest in the said described real property with the Grantor has or had power to convey at the time of execution by him of the said Trust Deed, together with any interest which the Grantor 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 reasonable charge by the trustee. Notice is further given that any person named in O.R.S. 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 required under the obligations or to cure to default, by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with trustee's and attorney's fees. 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 person owing an obligation, the performance of which is secured by said trust dated, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any. Dated: 4/29/2003 Fidelity National Title Company By: A. Fragassi 97204 C/O Law Office of Steven J. Melmet, Inc. 2912 South Daimler Street, Santa Ana, CA 92705-5811 (949) 263-1000 This is an attempt to collect a debt and any information obtained will be used for that purpose. P195017. 6/4, 6/11, 6/18, 06/25/2003 Affid

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Heppner Gazette 676-9228

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