

HELP WANTED

Morrow County is now hiring a **part-time Veterans Service Officer** to provide services for veterans and their dependents. Basic office experience required. Good communication skills essential for success.

Position works 12-16 hours per week. Must possess valid driver's license. Wage is \$9.50 per hour plus limited benefits.

For application, contact Andrea Denton, Morrow County Courthouse, P.O. Box 788, Heppner, OR 97836, phone (541) 676-5620. Position open until filled.

Morrow County is an equal opportunity employer.

2-11-2c

Morrow County School District has the following position open for the 2003-04 school year.

Position: **Drama Advisor**, Heppner High School, Heppner, OR.

Minimum Qualifications: Must possess a high school diploma or equivalent. Must be able to successfully put on a spring drama play.

Application: Contact Julie Ashbeck, Personnel Director, Morrow County School District, P.O. Box 368, Lexington, OR 97839, (541) 989-8202.

Successful candidates will be subject to Criminal History Records Check and Fingerprinting. EOE.

2-18-1c

REAL ESTATE WANTED

Have buyers interested in lots at Blakes Ranch. Call **David Sykes, Heritage Land Co.**, (541) 676-9228 days, (541) 676-9939 evenings and weekends.

8-6-tfx

REAL ESTATE



600 ACRES OF GRAZING LAND, including 113 acres of tillable dry land, located 15 minutes from Heppner. Area good for hunting birds or deer. Two houses on the property. 1950 4 bedroom, 1 bath, and a 1997 mfg. doublewide, 2 bedroom, 2 bath. With several out-buildings. Good location for a hunting business, a retreat or a quiet rural home. Mfg. house may be sold separately. 54467 Upper Rhea Creek Road. #04-01 and #04-02. \$200,000.

INCOME PROPERTY FOR INVESTMENT. Duplex built in 1998, each unit is 940 sq. ft. m/l; 2 bedrooms, 1 bath, insulated windows, vinyl siding, dishwashers, disposals and laundry hook-ups. Good rental history. One block from Main Street w/RV hookup. 140 S. Chase St. #03-02. \$155,000.

WELL KEPT TOWNHOUSE-STYLE DUPLEX OVERLOOKING TOWN. Each unit has 2 bedrooms, 1 1/2 bath and a carport. One unit has a family room with a loft and deck. Total of 2192 sq. ft. Lot is 100x100 m/l. Excellent rental history. 340 Skyline Drive. #03-06. \$120,000.

Heritage Land Co.



142,000 - 2 bedroom, 1 bath, newly painted inside, kitchen with old-fashioned wood stove and electric stove. Covered front porch.

329,500 - 640 acres m/l, 3 bedroom, 2 bath, one level ranch-style home with 30x30 shop with cement floor, well-kept older barn and tack building. All steel panels, gates with loading and cattle chutes, feed lot and arena. Established 80 acres under irrigation with 500 GPM well. Good hunting for upland birds and deer, with sightings of elk and antelope. Has garden site and mature fruit trees. Additional acreage available.

-- Clean, neat, large 1 bedroom apt., heat, water, sewer, garbage, furnished includes stove and refrigerator. \$300.

Sharon Lewis 676-5233
Bob Ployhar 676-9649
A. Kim Cutsforth 676-9625
David Sykes 676-9228
www.heppner.net

Classified Ad Deadline Mondays at 5 p.m.

FOR RENT

Two bedroom available. **Willow View Apartments**, 515 N. Elder, Heppner. EOH. Call (208) 384-1589 or 676-9019.

11-12-tfc

3 1/2 bedroom house, rural setting, room for horse. Deposit and references required. 422-7457.

2-18-tfc

Remodeled 2 bedroom duplex. Range, dishwasher, garbage disposal, washer/dryer hookups. \$450 plus deposit. (541) 676-5241, toll free 1-866-969-1111; or (503) 663-0926 evenings.

1-28-4c

Small country 2 bedroom house for rent between Hermiston and Lexington. Call evenings, 989-8321.

2-4-tfc

Small house (studio type). Perfect for one person. Energy efficient. Range, refrigerator, washer and dryer. Some furniture. No smoking. No indoor pets. 676-5866.

2-11-4c

Three bedroom house, 1 1/2 bath. Call (541) 276-1290.

2-11-2c

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. When cancelling an ad, PLEASE check to be sure your ad was not inadvertently published. THANK YOU!

SERVICES

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

1-7-tfc

Russ Robbins Horse-shoeing and Horse Training. (541) 289-6767.

2-4-4c

Housecleaning: weekly, bi-monthly, monthly, semi-annually, annually. Free estimates. Linda Corbin, 676-5270.

2-4-tfc

INTERNET

Real Estate Listings www.heppner.net

CARS & TRUCKS

WRIGHT'S CHEVY, INC. OLDSMOBILE

SALES AND SERVICE

Our Customer Is Always **#1**

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

FIREWOOD

For Sale: firewood. (541) 676-5406.

2-11-2p

LOST & FOUND

LOST: large neutered male Golden Retriever, red in color with black collar, out of Lexington; needs medication, special diet. **REWARD.** 989-8570.

2-18-1c

PUBLIC NOTICE
IN THE COURT OF THE STATE OF OREGON FOR THE COUNTY OF MORROW PROBATE DEPARTMENT
In the Matter of the Estate of **Tamara M. Loney** Deceased.
No. 4 PR 03
NOTICE TO INTERESTED PERSONS
Pam Fisher has been appointed personal representative. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned personal representative in the

care of **RUSTIN A. BREWER, ATTORNEY AT LAW**, P.O. BOX 24, HERMISTON, OREGON 97838, within four months after the date of the first publication of this notice, or the claims may be barred.

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.

Dated and first published 4th day of February, 2004

/s/ **RUSTIN A. BREWER**
Attorney for Personal Representative
SUBMITTED BY: Rustin A. Brewer, OSB No. 57012
Attorney for Personal Representative
P.O. Box 24
Hermiston, OR 97838
TEL: 541-567-5501

Published: February 4, 11 and 18, 2004

PUBLIC NOTICE
NOTICE OF BUDGET COMMITTEE MEETING

A public meeting of the Budget Committee of the Ione Rural Fire Protection District #6604, Morrow State of Oregon, on the budget for the fiscal year July 1, 2004 to June 30, 2005 will be held at Ione Fire Hall. The meeting will take place on the 8th day of March, 2004 at 7:30 P.M.. The purpose of the meeting is to receive the budget message.

A copy of the budget document may be inspected or obtained on or after April 13th at MCGG in Ione, between the hours of 8:00 A.M. and 5:00 P.M..

This is a public meeting where deliberation of the Budget Committee will take place. Listed below is the time and place of an additional Budget Committee meeting that will be held to take public comment. Any person may appear at this meeting and discuss the proposed programs with the Budget Committee.

Date: May 10th Time: 7:30 P.M. Location: Ione Fire Hall
Published: February 18 and 25, 2004

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-MG-35856 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, Richard F. Flaiz and Teresa Sue Flaiz, husband and wife, as grantor, to Morrow County Abstract, as Trustee, in favor of Saxon Mortgage, Inc., as beneficiary, dated 4/4/2001, recorded 4/10/2001, under Instrument No. 2001-750, records of Morrow County, Oregon. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by Deutsche Bank Trust Company Americas formerly known as Banker's Trust Company, as Trustee and Custodian. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit: Lot 12, in Riverside Addition to the City of Heppner, in the County of Morrow, State of Oregon. The street address or other common designation, if any, of the real property described above is purported to be: 340 West Union Street, Heppner, OR 97836. 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 January 21, 2004 Delinquent Payments from August 01, 2002 3 payments at \$494.86 each \$1,484.58 15 payments at \$496.03 each \$7,440.45 (08-

01-02 through 01-21-04) Late Charges: \$465.60 Beneficiary Advances: \$5,100.23 Suspense Credit: \$-309.04 Total: \$14,181.82 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 \$34,884.61, Plus interest thereon at 13.88% per annum from 07/01/02 to 11/1/2002, 13.88% per annum from 11/1/2002, 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 May 27, 2004, at the hour of 11:00 AM, in accord with the standard of time established by ORS 187.110, at the front entrance of the Morrow County Courthouse, 100 Court Street, Heppner, County of Morrow, 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. Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the same. Dated: January 21, 2004 Regional Trustee Services Corporation Trustee By Nanci Lambert, Authorized Agent 616 1st Avenue, Suite 500, Seattle, WA 98104 Phone: (206) 340-2550 Sale Information: <http://www.trustee.com> ASAP576962 2/4, 2/11, 2/18, 2/25 Affid

PUBLIC NOTICE

Reference is made to that certain trust deed made by Dave N. Cragun and Beverly A. Cragun, as grantor, to Mike Bohannon, as trustee, in favor of Green Tree Financial Servicing Corporation, as benefi-

ciary, dated February 4, 1999, recorded on February 9, 1999, in the records of Morrow County, Oregon as Microfilm No. M-56861, covering the following described real property situated in said county and state, to wit:

Lot 7, Block 4, **HONEYWILD ESTATES, PHASE 2**, City of Irrigon, County of Morrow and State of Oregon

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligation 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:

Four monthly payments of \$650.70 each due for the months of August 2003 through November 2003 with interest accruing thereon at the contract rate of 7.24% per annum or \$18.07 per diem until paid in full, plus costs and attorneys fees.

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, to-wit:

Principal \$91,069.27
Interest as of November 6, 2003: \$ 1,752.79
Foreclosure Guarantee \$ 431.00

Beneficiary is also entitled to costs and attorney fees.

WHEREFORE, notice hereby is given that the undersigned trustee will on March 31, 2004, at the hour of 1 o'clock, p.m., in accord with the standard of time established by ORS 187.110, at the Morrow County Courthouse, 100 Court Street in the City of Heppner, County of Morrow, 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 grantor of the said trust deed, together with any interest which the grantor or grantor's 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 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.

DATED November 26, 2003
Laura J. Walker, Trustee
State of Oregon, County of Multnomah ss:

I, the undersigned attorney of record for the Plaintiff, certify that the foregoing is an exact and complete copy of the original trustee's notice of sale

Clark I. Balfour, Attorney for said Trustee
Published: February 11, 18, 25 and March 3, 2004
Affid

PUBLIC NOTICE

Reference is made to that certain trust deed made by Swayne R. Evans and Mary A. Evans, Husband and Wife as Grantor to Mid-Columbia Title Company, as Trustee, in favor of

FIRST FRANKLIN FINANCIAL CORPORATION as Beneficiary, dated January 09, 2001, recorded January 24, 2001, in official records of MORROW County, OREGON in book/reel/volume No. XX at page No. XX, fee/file/instrument/microfilm/reception No. 2001-143 covering the following described real property situated in the said County and State, to-wit:

PARCEL 1 OF PARTITION PLAT NO. 1998-12, IN THE COUNTY OF MORROW AND STATE OF OREGON.

Commonly known as: 74678 COLUMBIA LANE IRRIGON OR 97844

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 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's: Failure to pay the monthly payment due October 1, 2003 of principal, interest and impounds and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust.

Monthly payment \$548.24
Monthly Late Charge \$27.41

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being following, to-wit: The sum of \$59,090.12 together with interest thereon at 10.500% per annum from September 01, 2003 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms and conditions of the said deed of trust.

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned trustee will on May 26, 2004 at the hour of 1:00pm, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at AT THE COURT STREET ENTRANCE TO MORROW COUNTY COURTHOUSE 100 COURT STREET City of HEPPNER, County of MORROW, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which 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 expense of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 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 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.

In construing this notice, the masculine gender includes the feminine and the neuter, the sin-

PUBLIC NOTICE
TRUSTEE'S NOTICE OF SALE

Loan No: 1004013799
T.S. No: 1063509-09
104431

Reference is made to that certain deed made by **SWAYNE R. EVANS AND MARY A. EVANS, HUSBAND AND WIFE** as Grantor to **MID-COLUMBIA TITLE COMPANY**, as Trustee, in favor of

FIRST FRANKLIN FINANCIAL CORPORATION as Beneficiary,

dated January 09, 2001, recorded January 24, 2001, in official records of MORROW County, OREGON in book/reel/volume No. XX at page No. XX, fee/file/instrument/microfilm/reception No. 2001-143 covering the following described real property situated in the said County and State, to-wit:

PARCEL 1 OF PARTITION PLAT NO. 1998-12, IN THE COUNTY OF MORROW AND STATE OF OREGON.

Commonly known as: 74678 COLUMBIA LANE IRRIGON OR 97844

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 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's: Failure to pay the monthly payment due October 1, 2003 of principal, interest and impounds and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust.

Monthly payment \$548.24
Monthly Late Charge \$27.41

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being following, to-wit: The sum of \$59,090.12 together with interest thereon at 10.500% per annum from September 01, 2003 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms and conditions of the said deed of trust.

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned trustee will on May 26, 2004 at the hour of 1:00pm, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at AT THE COURT STREET ENTRANCE TO MORROW COUNTY COURTHOUSE 100 COURT STREET City of HEPPNER, County of MORROW, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which 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 expense of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 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 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.

In construing this notice, the masculine gender includes the feminine and the neuter, the sin-