

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

Heritage Land Co.

180 W. Baltimore #5, Heppner
676-5049

- 21,900 - lake view lot, water, sewer, paved streets.
- 60,000 - 2 bedroom, 1 bath, new furnace, garage door opener, fireplace, newer roof, fully fenced - a well maintained doll house. PRICE REDUCED.
- 75,000 - 3 bedroom, 1 bath older two-story home with small barn for storage in back yard. Appliances included in sale.
- 88,500 - 2808 sq. ft. 2-story home, 4 bedroom, 1 bath on 100'x100' lot with barn. A nice family home. lone.
- 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

Willow Creek Realty
676-5241
 Joyce Kay & Jerry Hollomon

THIS IS A 1918 VICTORIAN BEAUTY. 3138 sq. ft. m/l containing 4 bedrooms, 1 1/2 bath, an open winding stairway of original wood and moldings. French doors, fireplace, built-in china cupboard, wood floors and many more period amenities. Wiring, plumbing, insulation, heating system, storm windows and roofing have all been updated. This price includes an adjoining flat lot, great for 4-H animals. 230 E. Main St., Lexington. #03-01 **THIS FAMILY HOME is only \$129,000. REDUCED \$110,000.**

COMMERCIAL BUILDING. 5130 sq. ft. m/l, located next to post office on Main Street. 2430' retail space and 2700' warehouse. Sellers will carry contract. Realtor owned. #02-10. **Asking \$135,000.**

SMALL ACREAGE, 10 MILES OUT OF TOWN. 32 acres on Willow Creek; 2288 sq. ft. m/l mfg. home, 4 bedrooms, 2 1/2 baths, closed deck with hot tub included. Barn, shop, chicken house. Ready for quiet, rural living. Must see to appreciate. 64656 Willow Creek Road, Heppner. #03-03. **\$164,000.**

FOR RENT

Two bedroom available. Willow View Apartments, 515 N. Elder, Heppner. EOH. Call (208) 384-1589, 676-9019. 11-12-tfx

3 1/2 bedroom house, rural setting, room for horse. Deposit and references required. 422-7457. 2-18-tfx

Small country 2 bedroom house for rent between Hermiston and Lexington. Call evenings, 989-8321. 2-4-tfx

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

SERVICES

Linoleum, carpet and Pergo sale and installation. Free estimates. Call Tim Hedman, evenings, 676-9054. Licensed and bonded #78201. 1-7-tfx

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-tfx

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!

HELP WANTED

Weed Coordinator. 12 month position (with possible extension) starting March 22, 2004. Develop a Weed Management Area on public and private lands in Gilliam and Morrow counties. Oversee weed control and mapping, coordinate work crews and volunteers, solicit landowner/manager participation, develop a weed management plan for the area, identify funding sources. Degree in plant/rangeland ecology or related; two years relevant field experience; skills in weed identification and control, data collection, and summary techniques; GPS and GIS knowledge desirable. Oregon State Commercial Herbicide Applicator License or willing to obtain. Willing to work outdoors and hike 5-8 miles a day. Valid driver's license and reliable vehicle.

For application information, contact: Seasonal Recruitment Team, **The Nature Conservancy**, 821 SE 14th Ave., Portland, OR 97214-2537, (503) 230-0707 ext. 600, or seasonal@tnc.org. Deadline March 5. 2-25-1c

Northeast OR Field Assistant. To assist with native grassland and shrub-steppe plant community monitoring/data collection. Will also coordinate work crews and volunteers, and monitor livestock and wildlife on Boardman Conservation Area. Degree in plant/rangeland ecology; familiarity with dominant grassland/shrub-steppe flora; exp. in ecological monitoring; ability to hike 5 miles/day and work outdoors; valid driver's license and reliable transportation.

For application information, contact: Seasonal Recruitment Team at orseasonal@tnc.org or (503) 230-0707 ext. 600. Deadline March 5. **The Nature Conservancy** is an Equal Opportunity Employer. 2-25-1c

We are now accepting applications for **retail sales clerk** (currently available), and **bookkeeping** position (open June 1).

Pick up application or drop off resume with John or Ann Murray, **Murray's Drug**, 217 N. Main, Heppner; 676-9158. 2-25-1c

YARD SALE

MOVING SALE

Annabelle Gassner Friday, March 5 Saturday, March 6 10 a.m. - 5 p.m.

All furniture, household items, collectibles, etc. Items will be priced.

AND Saturday, March 13 10 a.m. - ?

Auction at the Barn Small equipment, limited machinery, tack, miscellaneous items. Bill Mascall, volunteer auctioneer.

Directions: Turn on Route 402 about 7 miles north of Highway 19 at the Kimberly Store, or about 7 miles south on Route 402 from the town of Monument. Will have signs to sale. 2-25-2c

PUBLIC NOTICE

NOTICE OF BUDGET COMMITTEE MEETING
 A public meeting of the Budget Committee of the Ione Rural Fire Protection District #6-604, 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

PUBLIC NOTICE

The Heppner Fire Advisory Committee will hold a meeting on February 26, 2004, to consider fire department issues and concerns and review the 2003 fire call history. The contract between the City of Heppner and the Heppner Rural Fire district will be considered. The meeting will be held at 5:00 PM at Heppner City Hall, 188 W. Willow Street, Heppner, Oregon 97836. If you would like to attend the meeting and need assistance, please call (541) 676-9618 or TTY relay 800-735-2900.
 Gerald W. Breazeale
 City Manager
 Published: February 25, 2004
 Affid

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 Trustee 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.rtrustee.com
 ASAP576962/4, 2/11, 2/18, 2/25 Affid

PUBLIC NOTICE

Trustee's Notice of Sale
 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 beneficiary, 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 required under the obligation or trust deed, and in addition to paying said 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'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

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 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 said trust deed, the words "trustee" and "beneficiary" includes their respective successors in interest, if any.

Dated: January 14, 2004
 CAL-WESTERN RECONVEYANCE CORPORATION
 525 EAST MAIN STREET
 P.O. BOX 22004
 EL CAJON CA 92022-9004
 CAL-WESTERN RECONVEYANCE CORPORATION
 Signature/By:
 /s/ Yvonne Wheeler, A.V.P.
 Published: February 18, 25, and March 3 and 10, 2004
 Affid (2)

We Print Letterhead

Heppner Gazette-Times
 676-9228