

REAL ESTATE

Heritage Land Co.

180 W. Baltimore #5, Heppner
 676-5049

~ \$68,000 - 2 bedroom + bonus bedroom or den, 1 bath, new siding, new roof. Lots of room for RV parking on adjacent lot. A doll house. Heppner.

~ \$65,000 - Large lot, 3 bedroom, 1 bath, propane heat. Older 2 story home, new windows, new kitchen cabinets, new flooring. Small barn for storage. PRICE REDUCED. Heppner.

~ \$60,000 - Cozy well-kept home. 2 bedroom, 1 bath. Brand new furnace, wood floors and two car garage. PRICE REDUCED. Heppner. Sale Pending.

~ \$329,000 - 640 acres (m/l). 3 bedroom, 2 bath ranch style home on one floor with 30'x30' shop with cement floor. Well kept older barn and tack building. All steel panels, gates with loading cattle chutes. 80 acres under irrigation with 500 GPM well. Good hunting for upland birds and deer with sightings of elk and antelope. Garden site and mature fruit trees. Additional acreage available. Near Arlington.

~ \$20,900 - Lot overlooking the lake. City water, city sewer and paved streets. PRICE REDUCED. Heppner.

~ \$16,000 - Commercial zoned lot on side street off Main Street. Heppner.

~ \$15,000 - 100'x130' lot zoned commercial. Ready to build or put home on. Owner could help finance. Heppner.

-- 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 676-9777
 David Sykes 676-9228
 www.heppner.net
 www.eastoregonrealestate.com

Willow Creek Realty
 676-5241

JoyceKay & Jerry Hollomon

1997 CUSTOM DESIGNED AND BUILT, 2336 sq.ft. m/1. Energy efficient with propane hot water heated tile floors. 2 bedrooms and 2 baths. 21x12" walls and vaulted ceilings, maple cabinets. Garage and workshop in basement, too many amenities to list. All appliances included. Must see to appreciate. 235 Rock St. #03-10 \$135,000

PRICE REDUCED! An investment better than the stock market! A turn-key 5 unit apartment complex, updated and redecorated. Each unit is ground level with separate entrance. Located 1 block from Main Street, excellent for Seniors. Plenty of storage and parking, shade trees and lawn. 160 N. Chase St. #03-07 \$65,000

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

YARD SALE

Yard Sale: Saturday, 9-2, lots of good stuff, 380 S. Gilmore.

7-28-1c

Deadline for Classified Advertising Mondays at 5 p.m.

HELP WANTED

IN TODAY'S JOB MARKET, THIS IS THE FAST TRACK.

Earn up to \$40,000 your first year and up to \$75,000* in future years.

Are you interested in a job opportunity with strong earnings potential, great benefits and rapid growth?

Train Service Personnel are responsible for moving freight trains and switching cars safely in yards. The work involves inspecting cars, boarding standing and moving cars, coupling air hoses, operating track switches, and using signals and radio communications to control train movement. Applicants must be at least 18 years old, pass a reading test, physical ability test, medical and drug test, color vision exam, and a comprehensive background investigation. The ability to work "on-call" is mandatory.

Openings are now available in the **LaGrande** and **Hinkle, OR** area(s) as well as many other locations. To apply, visit our web site at www.up.com, then *Jobs at UP and View Positions*. Applications received are reviewed on a first-in, first-out basis by date order, so hurry and apply today!

*Varies based on seniority pool, location and work schedules.

BUILDING AMERICA™



FOR RENT

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

11-12-tfc

Three bedroom, 2 bath house with bonus room & family room. 2220 sq. ft., 2-story, forced air heating and cooling, fenced yard, storage area and garage. \$650/month. Located at 235 N. Court. Call 676-5433 for rental application.

7-7-tfo

House For Rent: 340 Green Street, 3 bedroom, 1 bath, wood stove, FA heating, carport, shop outbuilding. \$500/month. (509) 849-2294.

7-21-4c

HELP WANTED

Child care needed in our home for children one and four, mornings three days a week, all day one day a week; school year only. Lone, 422-2530.

7-28-2c

The Umatilla-Morrow ESD has the following opening in our Early Intervention/Early Childhood Spec Ed Program for the 2004-05 school year:

(1) **Classroom Asst.-Heppner** 19.5 hrs/week (no benefits).

Minimum qualifications: HS diploma or equivalent, experience or training, experience working with preschool age children with disabilities in an educational setting and duties would include assisting the classroom teacher and specialists in planning and implementing instructional strategies appropriate to the student. Salary is \$10.48-\$10.95 per hour. Position is open until filled.

For application and job description, contact Human Resource Dept., Umatilla-Morrow ESD, 2001 SW Nye, Pendleton, OR (541) 966-3206 or download application from www.umesd.k12.or.us. AA/EOE.

7-28-2c

Office Assistant: looking for organized, efficient individual with good communication skills to assist office staff. Intermediate to advanced skills in Word and Excel required. Pick up job description and application at **Morrow County Grain Growers, Inc.** in Lexington. Wage depends on experience.

7-28-2c

MISCELLANEOUS

FREE: two weeks free home delivery of The Oregonian. Just call toll free 1-877-528-2811.

5-12-tfc

One to five cemetery lots available in the Heppner Masonic Cemetery. \$150 each. Call 676-5355.

7-28-1p

INTERNET

Real Estate Listings www.heppner.net

PUBLIC NOTICE

CITY OF IRRIGON LAND USE HEARING THE CITY OF IRRIGON AND MORROW COUNTY COURT will hold the following hearing of public interest on Tuesday, August 10, 2004, at 7:00 p.m. at the Stokes Landing Senior Center in Irrigon, Oregon:

Urban Growth Boundary Expansion: Barry and Debora Anderson, Linvell and Jill Williams, Yvonne McCall, Wayne and Barbara Huwe, John Smith and Louann Harwood, Shannon and Karen Plueard, Cecil and Ora D. Elva Rock, and CAPECO, OWNERS and Morrow County and the City of Irrigon, **JOINT APPLICANTS**. Property is described as tax lots 600, 700, 800, 1000, 1100, 1200, 1300, 1500 and 1600 of Assessor's Map 5N 26 24DC and tax lots 4700 and 5000 of Assessor's Map 5N 26 24DD. Subject properties are all zoned Suburban Residential and are located outside the City of Irrigon Urban Growth Boundary. The general location is north of Highway 730 and predominately south of Columbia Lane and west of NE Second Street. Applicable criteria for approval include the Morrow County Comprehensive Plan, Zoning Ordinance Section 8 Amendments, and Statewide Planning Goal 14 Urbanization.

Opportunity to voice support or opposition to the above proposals or to ask questions will be provided. Failure to raise an issue in person or by letter or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on those issues.

Copies of the staff report and all relevant documents will be available after July 30, 2004. For more information, please contact the Morrow County Planning Department at (541) 922-4624. The City of Irrigon can be reached at (541) 922-3047.

DATED this 23rd day of July, 2004.

MORROW COUNTY PLANNING DEPARTMENT/PATRICK H. REAY, CITY ADMINISTRATOR
 Published: July 28 2004
 Affid

Over the Tee Cup

Fourteen ladies gathered at Willow Creek Country Club on Tuesday, July 20 for Over the Tee Cup play.

Jan Paustian and Eva Kilkenny tied for low gross of the field. Bernice Lott received low net of the field. Loa Henderson, Luvilla Sonstegard, Suzanne Jepsen and Pat Dougherty tied for least putts of the field.

In flight A, Karen Thompson and Shari Stahl tied for low gross. Stahl also had the long putt and Paustian was closet to the pin.

In flight B, Sonstegard had low gross; Jepsen and Henderson tied for low net; and Lynnea Sargent had least putts and long putt.

In flight C, Joyce Dinkins had low gross; Donna Crawford had low net; Dorris Graves had least putts; and Dougherty had long putt and closest to the pin.

PUBLIC NOTICE

TRUSTEE'S NOTICE OF SALE T.S. No.: OR-73533-V Loan No: 0600503331 Reference is made to that certain deed made by, Jose M. Amaral Audrey M. Amaral, husband and wife, as Tenants by the Entirety as Grantor to Placer Title Company, as trustee, in favor of "MERS" Mortgage Electronic Registration Systems, Inc., solely as nominee for lender Mortgage Investors Corporation, as Beneficiary, dated 10/16/2002, recorded 10/23/2002, in official records of Morrow County, Oregon in book/reel/volume No. — at page No. —, fee/ file/ instrument/ microfile/ reception No. 2002-5845 (indicated which), covering the following described real property situated in said County and State, to-wit: APN: 4N-2520A TL2400 Lot 2, Block 2, West Glen, in the County of Morrow, and State of Oregon. Commonly known as: 78626 Parkside Drive, Boardman, Oregon 97818 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: Unpaid principal balance of \$98,222.68; plus accrued interest plus impounds and/or advances which became due on 1/1/2004 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable. Monthly Payment \$879.02 Monthly Late Charge \$25.13 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 the following, to-wit: The sum of \$98,222.68 together with interest thereon at the rate of 6.50 % per annum from 12/1/2003 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 of said deed of trust. Whereof, notice hereby is given that First American Title Insurance Company, the undersigned trustee will on 10/1/2004 at the hour of 11:00 AM Standard of Time, as established by section 187.110, Oregon Revised Statutes, at the front entrance to the Morrow County Courthouse, 100 Court Street, Heppner, Oregon 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 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 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" include their respective

successors in interest, if any. Date: May 11, 2004 First American Title Insurance Company, C/O Executive Trustee Services, 15455 San Fernando Mission Blvd., Suite 208, Mission Hills, CA 91345 (818) 361-6998 Signature By Karen J. Cooper, Assistant Secretary ASAP593666 7/7, 7/14, 7/21, 7/28
 Published: July 7, 14, 21 and 28, 2004
 Affid

PUBLIC NOTICE

TRUSTEE'S NOTICE OF SALE

The Fair Debt Collection Practices Act requires that we state the following: This is an attempt to collect a debt and any information obtained will be used for that purpose.

Reference is made to that certain trust deed made by Sandra K. Wilson and Robert T. Wilson, grantor(s), to Mid-Columbia Title Company, as trustee, in favor of Mann Financial Inc. dba The Home Loan Center, as beneficiary, dated December 13, 1999, recorded December 30, 1999, in Book "M" Page 60240, and was re-recorded on February 7, 2001 in Book "M" Page 2001-300, and lastly assigned to Secretary of Veteran's Affairs, all in the mortgage records of Morrow County, Oregon, covering the following described real property situated in said county and state, to wit:

The East 326.00 feet of Lot 7, Block 16W, in Section 25, Township 5 North, Range 26, East of the Willamette Meridian, in the County of Morrow and State of Oregon. EXCEPTING THEREFROM the South 331.68 feet thereof

PROPERTY ADDRESS: 610 SW 2nd Street, 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 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: monthly payments of \$828.00 beginning October 1, 2003; plus late charges of \$22.91 each month beginning October 16, 2003; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein, or Grantors failure to pay real property taxes or insurance as required by the trust deed.

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: \$115,325.05 with interest thereon at the rate of 4.00 percent per annum beginning September 1, 2003; plus late charges of \$22.91 each month beginning October 16, 2003, until paid; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein, or Grantors failure to pay real property taxes or insurance as required by the trust deed.

interest therein, or Grantors failure to pay real property taxes or insurance as required by the trust deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on

Friday, September 3, 2004, at the hour of 11:00 A.M., in accordance with the standard of time established by ORS 187.110, at the following place: inside the main lobby of 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 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 said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED April 28, 2004

/s/ Linda Johannsen, Trustee

For further information, please contact:
 Amy Gilbert
 Preston Gates & Ellis LLP
 222 SW Columbia St., Suite 1400

Portland, OR 97201
 (503) 228-3200

Published: July 7, 14, 21 and 28, 2004

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We Print Business Cards
 Heppner Gazette
 676-9228

STATEMENT OF NONDISCRIMINATION

Columbia Basin Electric Cooperative, Inc. is the recipient of federal financial assistance from the Rural Utilities Services, an agency of the U.S. Department of Agriculture, and is subject to the provisions of Title VI of the Civil Rights Act of 1964, as amended, Section 504 of the Rehabilitation Act of 1973, as amended, the Age Discrimination Act of 1975, as amended, and the rules and regulations of the U.S. Department of Agriculture which provide that no person in the United States on the basis of race, color, national origin, age, or handicap shall be excluded from participation in, admission or access to, denied the benefits of, or otherwise be subjected to discrimination under any of this organization's programs or activities.

The person responsible for coordinating the organization's nondiscrimination compliance efforts is Jerry Healy, Manager. Any individual, or specific class of individuals, who feels that this organization has subjected them to discrimination may obtain further information about the statutes and regulations, listed from above and/or file a written complaint with this organization, or the Secretary, U.S. Department of Agriculture, Washington D.C. 20250; or the Administrator, Rural Utilities Services, Washington D.C. 20250. Complaints must be filed within 180 days after the alleged discrimination. Confidentiality will be maintained to the extent possible.

Published: July 21, 28, and August 4, 2004 Affid

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 Order Yours Here
 Heppner Gazette-Times
 676-9228