

REAL ESTATE



Willow Creek Realty
676-5241
 JoyceKay & Jerry Holloman

SMALL ACREAGE, 10 MILES OUT OF TOWN. 32 acres on Willow Creek, 2288 sq. ft. m1 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 Reduced to \$150,000

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 3 bedroom, 1 bath and a 1997 manufactured double wide, 3 bedroom and 2 bath. With several outbuildings. Good location for a hunting business, a "retreat" or a quiet rural home. Manufactured house may be sold separate. 54467 Upper Rhea Creek Road. #04-01 & #04-02 \$200,000

Heritage Land Co.

180 W. Baltimore #5, Heppner
676-5049

~ \$19,500 - Lakeview lot with view, access to telephone, electricity, sewer, water, ready to build.
 ~ \$89,900 - 2 bedroom, 1 bath with fireplace, attached garage, newer kitchen, metal roof, concrete patio behind home with creek frontage, neat, clean, quality home ready to live in. PRICE REDUCED.
 ~ \$76,000 - Newer doublewide mobile. 3 bedroom, 2 bath, oak kitchen cabinets, dining room, covered patio/porch on quiet dead end street with lots of parking. Heppner.
 ~ \$42,000 - Newer singlewide mobile with 2 bedrooms, 1 bath and 10'x10' storage shed. Lots of off street parking. Lot next door can be purchased for \$15,000 for additional use or garage 100'x130'. Heppner.
 ~ \$42,000 - 2 bedroom, 1 bath, metal roof on dead end street. New paint inside. Heppner. Owner can help finance.
 ~ \$740,000 - 739 acres m/l with 137.4 m/l irrigated and 94.6 acres in CRP. This ranch has a larger newer home with 3 bedrooms, walk-in closets, 2 baths, lots of storage, two car garage, and daylight basement. It is well equipped to handle cows, horses or sheep. Fences are well maintained and all systems work. Great hunting area with upland birds and deer. Ione.
 - 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

FOR RENT

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

For Rent: 1 bedroom, studio available. Deposit required. Ground floor, excellent for seniors. All utilities provided. (541) 276-6659.
 10-20-tfc

FOR RENT:

1 bdrm, 1 bath apts. Available immediately. All utilities paid, except cable and phone. Heppner Senior Center. Available for seniors 55+. Rents range from \$385-\$400. Financial assistance available. Call City of Heppner, (541) 676-9816.
 12-22-3c

For Rent: small 2 bedroom house. Fenced. Propane heat. Walking distance to heart of town. \$375/month, \$200 cleaning fee. No pets. 989-8369.
 12-22-tfc

Large upstairs new apartment, 900 sq. ft. \$400/month, \$300 cleaning fee. No pets. 989-8369.
 12-22-tfc

For Rent: 1 bedroom apt. All utilities included. Remodeled and clean. \$300/month, twelfth month free. (541) 756-2755. Possible manager position.
 12-29-tfc

Class Ad Deadline: Monday at 5 p.m.

HAY FOR SALE

Hay for sale, five miles out of Hinton Creek. (541) 276-1990.
 12-22-3c

INTERNET

Real Estate Listings
 www.heppner.net

CARS & TRUCKS

WRIGHT'S CHEVY, INC. OLDSMOBILE

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Contact:
 Bill MacInnes
 or
 Bill MacInnes, Jr.

Phone (541) 763-4175
 Fossil, Oregon

1995 Chevy 3/4 ton 4x4, navy blue, air, automatic. \$4,900. 676-9710.
 12-22-3c

OFFICE SPACE

For Rent: office space for rent in Heppner. \$300 month all utilities included. Contact David Sykes at the Heppner Gazette. 676-9228.
 11-24-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 in multiple weeks. When cancelling an ad, PLEASE check to be sure your ad was not inadvertently published. THANK YOU!

PUBLIC NOTICE

Auction of Contents: 2 storage units. Stor-4-U, 426 Linden Way, Heppner, 10 am, February 26, 2005. Contents of each to be sold as one unit. Published: January 5 and 12, 2005

PUBLIC NOTICE

The Emergency Food and Shelter National Board Program has allocated \$9,279 to Morrow County for 2005. These funds are available to agencies and organizations who furnish temporary emergency food and shelter (which includes rent, heat and similar services) to Morrow County families in need of this emergency assistance. Agencies who provide these services may contact the Morrow County Commission on Children and Families at 120 South Main Street, Heppner, Oregon, or telephone 541-676-9675 to request an application or receive further information. Applications must be returned to the Morrow County Children and Families Office, at 120 S. Main St., Heppner, OR 97836 or to P.O. Box 544, Heppner, OR 97836 by 3:00 p.m. on January 10, 2005. This is a very short turn around time due to the required submission date to the National Board of February 4, 2005. Published: January 5, 2005

PUBLIC NOTICE

"The regular monthly meeting of the Morrow County Commission on Children & Families will be held on January 11, 2005 at 6:00 p.m. in the Family Center Conference Room above Heppner Hardware in Heppner. Some of the agenda items include: 10 year commission celebration, Election of Officers, Data Collection Review, Re-appointment of commission members, allocation of funds, and other business that comes before the commission. The public is encouraged to attend and participate in the discussions. For further information or if you need special accommodations call 676-9675."
 Published: January 5, 2005

PUBLIC NOTICE

TRUSTEE'S NOTICE OF SALE Loan No: 0007280100 T.S. No.: 1071971-09 Reference is made to that certain deed made by Alfred G. Beamer and Constance E. Beamer,

as Grantor to Mid Columbia, as Trustee, in favor of Alliance Funding, A Division of Superior Bank FSB, as Beneficiary, dated April 05, 1999, recorded April 06, 1999, in official records of Morrow County, Oregon in book/reel/volume No. xx at page No. xx, fee/file/Instrument/microfilm/reception No. 57499 covering the following described real property situated in said County and State, to-wit: Lot 3, Block 6, Honeywild Estates Phase 2, in the County of Morrow and State of Oregon. Commonly known as: 1190 California Avenue Irigoin 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 August 1, 2004 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 \$1,210.38 Monthly Late Charge \$60.52. 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 \$90,166.66 together with interest thereon at 9.125% per annum from July 01, 2004 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 said Deed of Trust. Whereof, notice hereby is given that, Cal-Western Reconveyance Corporation the undersigned trustee will on March 29, 2005 at the hour of 1:00pm, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, 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 the grantor or 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: November 17, 2004. Cal-Western Reconveyance Corporation 525 East Main Street P.O. Box 22004 El Cajon CA 92022-9004 Cal-Western Reconveyance Corporation Signature/By: Yvonne J. Wheeler, A.V.P. R-113985 12/22/29/04, 01/05; 12/05 Affidavit

Public Notice Deadline Mondays at 5 p.m.

PUBLIC NOTICE

INVITATION TO BID CITY OF HEPPNER WATER SYSTEM IMPROVEMENTS

Sealed proposals to furnish the materials, equipment, labor and services of all kinds necessary to install the Water System Improvements will be received at City Hall, 111 North Main Street, Heppner, OR 97836, until 2:00 P.M., Prevaling Local time the 1st day of February 2005 and such proposals will be publicly opened and read aloud immediately thereafter. The Bidder is required to submit a First Tier Subcontractor Disclosure Form, as described by ORS 279.027, in a separate envelope within two (2) hours of said bid closing time. The City must reject a bid if the bidder fails to submit the disclosure form by the deadline.

The work of the contract consists of buried and above-ground waterline piping and appurtenances in approximately the following lengths and sizes:

- > 7,950 lineal feet of 12-inch, 465 lineal feet of 10-inch, 15,100 lineal feet of 8-inch, 1,230 lineal feet of 6-inch and 430 lineal feet of 4-inch buried waterlines; and
- > 430 lineal feet of 10-inch, 180 lineal feet of 8-inch and 90 lineal feet of 6-inch bridge crossings (above-ground and buried piping).

A pre-bid conference will be held on January 12, 2005, from 10:30 a.m. to 12:30 p.m. to review key project locations and answer questions. Transportation will not be provided. The conference will begin at City Hall, 111 N. Main Street, in Heppner, Oregon. Plans and Specifications will be ready for distribution and viewing by January 3, 2005 and may be obtained on application at the office of ACE Consultants, Inc., 4755 SW Watson Ave., Suite 200, Beaverton OR 97005 (503-626-2320) upon payment of a non-refundable fee of \$100.00 by check or money order.

Each bidder must possess a current set of the Oregon Standard Specifications for Construction issued by the Oregon Department of Transportation (ODOT) and American Public Works Association (APWA). Each bidder must also possess a current copy of the ODOT Manual of Field Test Procedures (MFTP). The above documents can be purchased from ODOT at 355 Capitol Street NE, Room 28; Salem OR 97301-3871 (Phone: 503-986-3720; email: http://www.odot.state.or.us/ContractorPlans).

Each proposal must be submitted on the forms prescribed by the City and accompanied by a certified check, cashiers check or bid bond in an amount equal to ten percent of the total amount of the bid. The successful bidder will be required to furnish a bond equal to one hundred percent of the amount of bid for the faithful performance of the contract.

Each bid must contain a statement by the bidder that the bidder will comply with all applicable provisions of Oregon law relating to public contracts (ORS Chapter 279). Contractor and its subcontractors are required to furnish evidence of workers' compensation insurance and comply with the requirements of Prevailing Wage Rates for Public Works Contracts in Oregon, effective July 1, 2004 and as amended. Contractor must be registered with the Oregon Construction Contractors Board prior to the bid opening (in compliance with ORS 701.055).

The City of Heppner may reject any bid not in compliance with all prescribed public bidding procedures and requirements, and may reject for good cause any or all bids if it is in the public interest to do so.

No bidder may withdraw his bid after the hour set for the opening and before award of contract, unless award is delayed beyond sixty (60) calendar days from the bid opening

date.
 City of Heppner
 City Hall
 111 North Main Street
 Heppner, OR 97836
 Published: December 29, 2004,
 January 5 and 12, 2005
 Affidavit

PUBLIC NOTICE IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MORROW

In the Matter of the Marriage of
 ALAN RONALD ACARREGUI,
 Petitioner,
 and
 KATHY ADELE ACARREGUI,
 Respondent.
 NO. 04CV193
 PETITION FOR SUMMARY DISSOLUTION OF MARRIAGE (Domestic relations case subject to fee under ORS 21.111)
 Petitioner states that:

1
 X I am a resident of Oregon and have been continuously for the past six months before filing this petition.

My spouse is a resident of Oregon and has been continuously for the past six months before filing this petition.

2

Statistical Facts:
 (a) Date and Place of Marriage: (date) SEPTEMBER 19, 2004 (place) RENO, NEVADA

(b) Maiden name: (wife) HENRY (husband) N/A

(c) Former legal names: (wife) MARTELLO (wife) BRUNGARDT

(d) Address or Contact Address: (wife) 250 GAGE BLVD. APT 2002 RICHLAND, WA 99352 (husband) ROUTE 1, BOX 55 BOARDMAN, OR 97818

(e) Age: (wife) 48 (husband) 43

(f) Social Security Number: (wife) Do not fill in SS#. Provide by UTCR 2.100 Affidavit (Form 11) (husband) Do not fill in SS#. Provide by UTCR 2.100 Affidavit (Form 11)

3
 My spouse and I have been married not more than 10 years.

4
 I do not know of any pending domestic relations suits involving this marriage filed in this or any other state.

5
 There are no minor children born to me and my spouse or adopted by me and my spouse during or before the marriage. My spouse and I do not have any children age 18 or older attending school. The wife is not now pregnant.

6
 I request a dissolution of the marriage because irreconcilable differences between my spouse and me have caused the irremediable breakdown of the marriage.

7

My spouse and I own personal property worth less than \$30,000 (after deducting any encumbrances). By filing this petition, I acknowledge that I am bound by the terms of the statutory restraining order prohibiting either party from disposing of marital assets, a copy of which I have received and read, and understand that this restraining order is effective immediately upon service of this petition and the summons upon the Respondent. I request that the Court divide the property as follows:

XX The wife and husband have divided between them all personal effects, household goods, and other personal property they own separately or together, and neither claim those items now in possession of the other.

(a) The court should award to the wife the following personal property:

(b) The court should award to the husband the following personal property:

(c) The courts should order husband and wife each to sign any documents necessary to remove his or her name as own-

er of personal property awarded to the other party.

8
 Neither I nor my spouse owns any interest in real property.

9
 The unpaid debts incurred by my spouse and me, together or separately, from the date of our marriage, are not greater than \$15,000. I request the following division of debts:

(a) The wife should be required to pay the debts listed below. The husband should be awarded a judgment against wife in the sum of \$ 0.00 . The wife can satisfy this judgment by paying off the following debts:

Creditor	Amount
Creditor	Amount
TOTAL (include any debts listed on additional pages):	\$

(b) The husband should be required to pay the debts listed below. The wife should be awarded a judgment against husband in the sum of \$ 0.00. The husband can satisfy this judgment by paying off the following debts:

Creditor	Amount
Creditor	Amount
TOTAL (include any debts listed on additional pages):	\$ 0.00

10
 I give up all rights I may have to spousal support and waive any right to temporary orders as part of this dissolution proceeding, except those under ORS 107.700 to 107.730 (the Family Abuse Prevention Act) or ORS 124.005 to 124.040 (the Elderly Persons and Persons With Disabilities Abuse Prevention Act).

11
 XXX I paid the court costs and service fees. I request that my spouse repay the costs and fees and that the Court enter judgment for such costs and fees that I paid in favor of me against my spouse in the amount of \$ 0.00

(b) If the Court defers payment of court costs and service fees, I request that when the Court grants the General Judgment of Summary Dissolution, the Court enter judgment for the unpaid part of these costs and fees in favor of the state against me my spouse.

12
 I request that:
 XX wife's legal name be restored to HENRY.
 husband's legal name be restored to N/A.

I select the following contact address for service of process and select the following method of substituted service: Mailing address: Route 1 Box 55, Boardman, OR 97818

/s/ Alan R. Acarregui
 11/17/04
 ALAN RONALD ACARREGUI
 Submitted by:
 Alan R. Acarregui
 Petitioner
 Route 1 Box 55
 Boardman, OR 97818
 541-481-3271

Published: December 29, 2004,
 January 5, 12 and 19, 2005

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