

REAL ESTATE

FOR SALE BY OWNER

Ranch w/basement and garage on large City lot. 3 bedroom, 2 bath, living, dining room, breakfast nook, 3 fireplaces, hardwood floors, large attic w/lots of storage, fruit trees, underground sprinklers. Call 256-0056 for appt. Leave message. 6-29-3c

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.

~ \$80,000 - 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. SALE PENDING

~ \$792,000 - 1321 acres m/l mountain property with year-round stream and springs. Next to national forest, easy access. Near Heppner. Hunting, recreation, ranch.

Clean, neat, large 1 bedroom apt., heat, water, sewer, garage, 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.castoregonrealestate.com

Willow Creek Realty
676-5241

JoyceKay & Jerry Hollomon

1944 COZY COTTAGE. Three bedrooms, one bath, 1280 sq. ft. well-built home. New roof, pergo floor. Lots of storage, garage, metal siding, patio and secluded back yard. Electric heat with wood insert. Across from city park. 625 E. Hager St. #05-01 \$85,000

ELEGANT CUSTOM-BUILT HOME. Three bedrooms and 1 1/2 baths. Double garage, utility, vaulted ceiling in kitchen, living room and dining room. Beautifully landscaped with underground sprinklers and nice view of town below. Approx. 1800 sq. ft. in secluded area. 145 Sage Hill Drive. #05-06 \$175,000

440 ACRES OF RANGELAND. This property lies above and along Eightmile Canyon. It has potential for deer and chukar hunting. Good grazing land with grasses and sage cover. Lot #01200, lone, OR. #05-02 \$200,000

WANTING TO DOWN-SIZE? This home is three bedrooms and one bath in 1008 sq. ft. m/l. Flat lot, fenced yard and wood shed. 620 Elder St. #05-03 \$60,000

G-T DEADLINE FOR ALL NEWS AND ADVERTISING: MONDAYS AT 5:00 P.M.

PUBLIC NOTICE

PUBLIC NOTICE hereby is given, that the two-year period for the redemption of real properties included in the 2002 delinquent tax lien foreclosure proceedings instituted by Morrow County, Oregon, on August 20, 2002, in the circuit court of the State of Oregon for Morrow County, Case No. 02-CV-165 and included in the judgment entered therein on July 17, 2003 will expire on July 18, 2005.

All properties ordered sold under the judgment, unless redeemed on or before July 18, 2005, will be deeded to Morrow County, Oregon, immediately on expiration of the period of redemption, and every right and interest of any person in such properties will be forfeited forever to Morrow County, Oregon.

/s/ Greg Sweek
Tax Collector
Morrow County

Published: June 22 and 29, 2005
Affidavit

PUBLIC NOTICE.

The Council for the City of Heppner, Oregon will conduct a public hearing at 7:00 PM on July 11, 2005, at Heppner City Hall, 111 North Main Street, regarding violations of City Ordinance No. 474, an Ordinance Abating Nuisance for Accumulation of Solid Waste and Fire Hazards; Ordinance No. 431,472, and 526, Abandoned Vehicles Ordinance; and Ordinance No. 470, Dangerous Buildings.

The following properties are in violation of the ordinance because of accumulations of vegetation and deposits of solid wastes dangerous buildings, and abandoned vehicles scattered about the premises that create a fire hazard and harborage for rodents and insects and are injurious to the health, safety, and general welfare of the people.

1. 515 Cowins Street, Map # 2S 26 35CA, Tax Lot #1500
2. 575 Jones Street, Map #2S 26 27DD, Tax Lot #3100
3. 140 N. Court Street, Map # 2S 26 35BC, Tax Lot #
4. 288 N. Main Street, Map# 2S 26 35BC, Lot #8000
5. 123 Linden Way, Map# 2S 26 26CC, Tax Lot #6300
6. 675 N. Main Street, Map# 2S 26 26CC, Tax Lot 6400

Published: June 29, 2005
Affidavit

PUBLIC NOTICE

The City of Heppner will hold a public hearing July 11 2005, to accept testimony regarding passage of AN ORDINANCE AMENDING TITLE 11 OF THE CITY CODE, THE CITY ZONING ORDINANCE BY ADDING FOOD CATERING USE AS A CONDITIONAL USE IN AN R-2 ZONE; CHANGING PARKING REQUIREMENTS FOR A CHANGE OF USE OR ENLARGEMENT OF A STRUCTURE; CHANGING THE PROCEDURAL PROCESS FOR SITE PLAN REVIEWS AND DECLARING AN EMERGENCY. The pro-

posed ordinance would allow a food catering business in an R-2 zone, would eliminate additional parking requirements for existing buildings, and streamline the processing of building applications. The hearing will be held at 7:00 PM, at Heppner City Hall, 111 N. Main Street at the regular scheduled City Council meeting. Copies of the proposed ordinance are available for viewing at Heppner City Hall, 111 N. Main Street, between the hours of 9:00 AM and 5:00 PM, Monday through Friday.

Gerald W. Breazeale
City Manager
Published: June 29 and July 6, 2005
Affidavit

PUBLIC NOTICE

TRUSTEE'S NOTICE OF SALE T.S. No.: OR-78833-F Loan No: 0514875103 Reference is made to that certain deed made by Terry Weber and Jennifer Weber as Grantor to Mid-Columbia Title Company, as trustee, in favor of "MERS" Mortgage Electronic Registration Systems, Inc., solely as nominee for lender GMAC Mortgage Corporation, as Beneficiary, dated 5/29/2001, recorded 5/31/2001, in official records of Morrow County, Oregon in book/reel/volume No. — at page No. —, fee/ file/ instrument/ microfile/reception No. M-2001-1194 (indicated which), covering the following described real property situated in said County and State, to-wit: APN: 4N-25-17AA-12500 Lot 2, Block 11, Columbia Terrace, in the City of Boardman, County of Morrow and State of Oregon. Commonly known as: 224 SW Locust Road Boardman, OR 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 \$77,513.83; plus accrued interest plus impounds and/or advances which became due on 12/1/2004 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 \$773.60 Monthly Late Charge \$30.94 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 \$77,513.83 together with interest thereon at the rate of 8.25% per annum from 11/1/2004 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 of said deed of trust. Whereof, notice hereby is given that First American Title Insurance Company, the undersigned trustee will on 9/1/2005 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 or 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: April 12, 2005 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 ASAP642469 06/15, 06/22, 06/29, 07/06 Affidavit

PUBLIC NOTICE TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Steven C. Enger and Monica J. Patrick as grantor, to Mid-Columbia Title, as trustee, for BankAmerica Housing Services, a division of Bank of America, FSB, as beneficiary, dated June 25, 1998, recorded on July 1, 1998, in the records of Morrow County, Oregon as Microfilm No. M-54661, covering the following described real property situated in said county and state, to wit:

Lot 5, EDGEWOOD VILLAGE, in the City of Irrigon, in the 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:

Seven monthly payments of \$578.06 each due for the months of September 2004 through March 2005 with interest accruing thereon at the

contract rate of 9.00% per annum or \$16.88 per diem until paid in full, plus unpaid property taxes and 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 \$ 67,857.75
Interest and fees as of March 24, 2005: \$ 5,005.94
Foreclosure Guarantee \$ 359.00

Beneficiary is also entitled to costs and attorney fees.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 19, 2005, at the hour of 10 o'clock, a.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 or 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 March 29th, 2005
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

Lindsay Kandra
Attorney for said Trustee
Published: June 29, July 6, 13 and 20, 2005
Affidavit

PUBLIC NOTICE

Trustee's Notice Of Sale pursuant to O.R.S. 86.705, et seq. and O.R.S. 79-5010, et seq. Trustee No.: FC13209-5 Loan No.: 3000596464 Title No.: 2239750 Reference is made to that certain Trust Deed made by Jon R. Blake and Alicia Blake, as Grantor, to Morrow County Abstract & Title Co., as Trustee, in favor of IndyMac Mortgage Holdings, Inc., as Beneficiary, dated 3/12/1999, Recorded on 3/23/1999 as Instrument No. M-57327 in the mortgage records of Morrow County, Oregon in book/reel/volume No. , page . The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by IndyMac Bank, F.S.B. as successor in interest to IndyMac Mortgage Holdings, Inc. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit: Lot 31

in Blake Ranch Addition in plat one of record, section 11, township 4 south, range 28, east of the Willamette Meridian, Morrow County, Oregon. Account No.: 4S-28-11-AA-3100 The street address or other common designation, if any, of the real property described above is purported to be: 81110 Coyote Lane 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: monthly payments of \$1,086.92 beginning 08/15/2003, together with title expenses, 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. 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:

Principal balance of \$115,436.69 with interest thereon at the rate of 8.250% per annum from 07/15/2003, together with any late charge(s), delinquent taxes, insurance premiums, impounds and advances; senior liens and encumbrances which are delinquent or become delinquent together with title expense, costs, trustee's fees and any attorney's fees and court costs, and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein. Wherefore, notice hereby is given that, First American Title Insurance Company, the undersigned trustee will, on 8/23/2005, at the hour of 01:00PM in accord with the standard of time as established by O.R.S. 187.110, At the front door Morrow County Courthouse, 100 Court St., Heppner, OR, sell at public auction to the highest bidder for cash, the interest in the said described real property which 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 obligation or to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with trustee's and at-

Continued next page

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