

REAL ESTATE

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.
~ \$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.
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

Joyce Kay & Jerry Holloman

1944 COZY COTTAGE. Three bedrooms, one bath, 1280 sq. ft. well-built home. New roof, pergola 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

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

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
or
Bill MacInnes, Jr.

Phone (541) 763-4175
Fossil, Oregon

YARD SALE

Rummage Sale: Neighborhood Center, Friday, Aug. 26, 8 a.m. to 2 p.m. 8-24-1c

Two Yard Sales on Fairview Way, Saturday, Aug. 27, 8:40 Clark's; 970 Buschke's. 8 a.m.-1 p.m. Something For Everyone! 8-24-1p

PUBLIC NOTICE DEADLINE MONDAYS AT 5 P.M.

PUBLIC NOTICE

The City Council for the City of Heppner will hold an executive session per ORS 192.660(1)(a) to consider the employment of an individual. The meeting will be held on Thursday, August 25, 2005 at 7:00 PM at Heppner City Hall, 111 North Main Street, Heppner, Oregon.
Tim Van Cleave
Mayor
Published: August 24, 2005
Affidavit

PUBLIC NOTICE

COLUMBIA BASIN ELECTRIC COOPERATIVE, INC. Statement of Nondiscrimination

Columbia Basin Electric Cooperative, Inc. is the recipient of Federal financial assistance from the Rural Electrification Association, 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, sex, religion, or disability 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.

In accordance with Federal law and the U.S. Department of Agriculture's policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, religion, age, or disability (Not all prohibited bases apply to all programs).

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue SW, Washington, DC 20250-9410, or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

The person responsible for coordinating the organization's nondiscrimination compliance efforts is Jerry M. 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 above from and/or file a written complaint with this organization; or the Secretary, U.S. Department of

PUBLIC NOTICE

A default has occurred under the terms of a trust deed made by Jane McRoberts, unmarried individual(s), as her separate estate, as grantor to Mid-Columbia Title Company, as Trustee, in favor of Washington Mutual Bank, as Beneficiary, dated February 10, 1999, recorded February 17, 1999, in the mortgage records of Morrow County, Oregon, as Document No. M56983, as covering the following described real property:

All that portion of Lot 4, Block 2 West, in Section 25, Township 5 North, Range 26, East of the Willamette Meridian, in the City of Irrigon, County of Morrow, and State of Oregon, described as follows: Beginning at the Northwest corner of Lot 4, in Block 2 West, thence East a distance of 160.00 Feet; Thence South a distance of 400.00 Feet to the point of beginning of this description; Thence East a distance of 118.94 Feet; Thence South a distance of 100.00 Feet; Thence West a distance of 118.94 Feet; Thence North a distance of 100.00 Feet to the true point of beginning. Parcel No. 5N-26-25AA, 2704

COMMONLY KNOWN AS: 370 S.W. 3rd, 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 in the sum of \$871.33, from February 1, 2005, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

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 sum being the following, to-wit:

\$60,780.20, together with interest thereon at the rate of 7.5% per annum from January 1, 2005, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 9, 2005, at the hour of 11:00 AM, in accord with the standard time established by ORS 187.110, at the main entrance of the Morrow County Courthouse, located at 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 has or had power to convey at the time of the execution of 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 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 obligations 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 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

PUBLIC MEETING

MORROW COUNTY COURT

Public notice is hereby given that the Morrow County Court will hold a public hearing on Wednesday, September 7, 2005 at 10:00 a.m. at the Morrow County Courthouse, 100 Court St., Heppner, OR for the purpose of receiving public comment pursuant to ORA 123-055-0400 for the purpose of receiving comment regarding the 05-07 Baker-Morrow Regional/Rural Strategy. For more information contact the Morrow County Court office at (541) 676-5620.

All interested parties are welcome to attend. Upon request, accommodations will be made at the meeting to facilitate persons with physical impairments or disabilities. Please call 676-5620 at least 48 hours prior to the meeting.
Published: August 24 and 31, 2005

PUBLIC NOTICE

TRUSTEE'S NOTICE OF SALE

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successors in interest, if any. Also, please be advised that pursuant to the terms stated on the Deed of Trust and Note, the beneficiary is allowed to conduct property inspections while property is in default. This shall serve as notice that the beneficiary shall be conducting property inspections on the said referenced property.

The Fair Debt Collection Practice 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. If a discharge has been obtained by any party through bankruptcy proceedings: This shall not be construed to be an attempt to collect the outstanding indebtedness or hold you personally liable for the debt.

Dated: 7/7/05
By: /s/
KELLY D. SUTHERLAND
Successor Trustee
State of Washington, County of Clark, ss:

I, the undersigned certify that the foregoing instrument is a complete and exact copy of the original Trustee's Notice of Sale

SHAPIRO & SUTHERLAND, LLC
12500 SE 2nd Circle, Suite 120
Vancouver, WA 98684
Telephone: (360) 260-2253
Published: August 10, 17, 24 and 31, 2005
Affidavit

2005 Mustang football schedule

Mustang football action is preparing to begin with the first game set for Sept. 2 in Amity. Following is the season schedule for varsity and junior varsity.

Varsity:
Friday, Sept. 2, Amity at Amity, 7 p.m.;
Friday, Sept. 9, Mac-Hi at Heppner, 7 p.m.;
Friday, Sept. 16, Willamina at Heppner, 7 p.m.;
Friday, Sept. 23, Stanfield at Heppner, 7 p.m.;
Friday, Sept. 30, Umatilla at Umatilla, 7 p.m.;
Friday, Oct. 7, Pilot Rock at Heppner, 7 p.m.;
Friday, Oct. 14, Bye;
Friday, Oct. 21, Weston McEwen at Weston, 7 p.m.;
Friday, Oct. 28, Culver at Heppner, 2:30 p.m.;
Friday, Nov. 4, Sherman County at Sherman, 7 p.m.;
Saturday, Nov. 12, 1st round playoff, TBA;
Saturday, Nov. 19, 2nd round, TBA;
Saturday, Nov. 26, quarterfinals, TBA;
Saturday, Dec. 4, semifinals, TBA;
Saturday, Dec. 11, state championship, TBA.

Junior Varsity:
Thursday, Sept. 8, Irrigon at Irrigon, 5 p.m.;
Friday, Sept. 16, Willamina at Heppner, 4 p.m.;
Monday, Sept. 19, Riverside at Riverside, 5 p.m.;
Monday, Sept. 26, Hermiston Frosh at Heppner, 5 p.m.;
Monday, Oct. 3, Grant Union at Heppner, 4:30 p.m.;
Monday, Oct. 10, Pilot Rock at Heppner, 5 p.m.;
Monday, Oct. 17, Weston McEwen at Weston, 5 p.m.;
Monday, Oct. 24, Stanfield at Stanfield, 5 p.m.;
Monday, Oct. 31, Umatilla at Heppner, 4:30 p.m.

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Real Estate

By DAVID SYKES
REALTOR

DON'T WAIT FOR A SECOND CHANCE

The better the condition of a home, the better price it will bring and the quicker it will sell. In a slow market, poor condition may very well mean that the home will not sell at all, given the competition of other homes that may be in better or new condition.

Fortunately, condition is something we have control over. Your Realtor will have specific recommendations, but some advice here might be appropriate. Repairing those items that you have been putting off - a fresh coat of paint, thorough cleaning and organizing - can do wonders for a sale. Neatness counts. Eliminate clutter. Made the home appear as spacious as possible.

One area to pay special attention to is the front door. This is where the prospective buyers stand while waiting for you or the Realtor to let them in. Be sure it is clean, with windows washed and fresh paint. The old saying that "You never get a second chance at a first impression" is still true.

180 W. Baltimore #5
Heppner, OR 97836

Heritage Land Co.
REALTOR
541-676-9228

Past Real Estate columns and property listings are available at www.heppner.net/heritage

We Print Letterhead & Envelopes

Heppner Gazette-Times
676-9228