

PETS & ANIMALS

AKC registered female poodle tiny toy for sale. She is AKC registered, home-raised, adorable poodle; very lively, intelligent and well socialized baby, and all her papers ready. E-mail me, akon_jf@yahoo.com.
11-22-4p

MISCELLANEOUS

Advertise your business with solid magnet door signs from the Heppner Gazette-Times. 676-9228, ask for David.
5-3-tfx

Reprints of photos that appear in the Heppner Gazette-Times are available for \$5 each for a color 5 x 7 and \$6 for an 8 x 10 (multiple print pricing available). Contact the Gazette at 676-9228 if you have a photo you would like to purchase.
11-24-tfx

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

MISC. SALES

Estate Sale
Dec. 8-9 in Condon at the Memorial Hall. Clothes (some still with tags) sm-lg, shoes, books, cookbooks, kitchen items, wicker baskets, arts and crafts supplies (various types), sewing machine, videos, 8-tracks, CDs, records (some antique), jewelry, some misc. antiques, etc. 8 a.m. - 6 p.m. Lots to appreciate, reasonably priced, will negotiate. All must go. Please call (541) 422-7017 for more information. Please leave message. 12-6-1c

SHOP SALE
A Lot Of Everything!
Tools - Toys - Antiques - Dishes - Doors - Sinks - Windows - Collectibles - Even Some Unknowns...
Saturday, Dec. 9
Sunday, Dec. 10
Old Mill Site, 9 a.m.

All News Display Advertising Classified Ads Legal Notices DEADLINE Mondays at 5 p.m. G-T 676-9228 fax 676-9211

Weather Report

By the City of Heppner

For the month of November

	High	Low	Precip.
11/1	43	17	.00
11/2	40	25	.00
11/3	57	31	.07
11/4	62	52	.00
11/5	62	50	.13
11/6	66	51	.07
11/7	74	60	.06
11/8	66	39	.45
11/9	54	36	.13
11/10	50	34	.01
11/11	56	34	.27
11/12	49	34	.00
11/13	50	41	.06
11/14	56	35	.14
11/15	53	39	.00
11/16	61	37	.03
11/17	50	28	.00
11/18	50	29	.00
11/19	45	32	.00
11/20	63	34	.05
11/21	54	33	.00
11/22	59	33	.01
11/23	54	35	.40
11/24	49	36	.10
11/25	47	31	.40
11/26	41	29	.03
11/27	49	29	.16
11/28	35	20	.03
11/29	22	15	.00
11/30	43	18	.02

Snow on Nov. 27 (1"); trace of snow on Nov. 28.

PUBLIC NOTICE TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Larry D. Reed, a married man, as grantor to First American Title, as Trustee, in favor of Century 21 Mortgage, as Beneficiary, dated March 25, 2004, recorded April 2, 2004, in the mortgage records of Morrow County, Oregon, as Microfilm No. M-2004-10613, beneficial interest now held by PHH Mortgage Corp., fka Century 21 Mortgage as covering the following described real property:

Lots 7 and 8 and the South 25 feet of Lot 9, Block 26, in the City of Irrigon, County of Morrow and State of Oregon.

COMMONLY KNOWN AS: 365 N.E. 9th 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 in the sum of \$713.32, from July 1, 2006, 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:

\$82,600.42, together with interest thereon at the rate of 4.83% per annum from June 1, 2006, 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 February 7, 2007, 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 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: 10/09/06

KELLY D. SUTHERLAND
Successor Trustee
SHAPIRO & SUTHERLAND, LLC
5501 N.E. 109th Court, Suite N
Vancouver, WA 98662
Telephone: (360) 260-2253
S&S 06-18679

Published: November 15, 22, 29, December 6, 2006
Affidavit

PUBLIC NOTICE

AMENDED TRUSTEE'S NOTICE OF SALE T.S. No.: OR-90245-V Loan No: 0601039976 Reference is made to that certain deed made by, Daniel J. Swart, an unmarried man as Grantor to Unified Solutions Group, as trustee, in favor of "MERS" Mortgage Electronic Registration Systems, Inc., solely as nominee for Lender Mortgage Investors Corporation, as Beneficiary, dated 7/16/2004, recorded 7/27/2004, in official records of Morrow County, Oregon in book/reel/volume No. - at page No. -, fee/file/instrument/microfile/reception No. 2004-11711 (indicated which), covering the following described real property situated in said County and State, to-wit: APN: R04567 Lot 7, Block 3, West Glen, in the County of Morrow and State of Oregon. Commonly known as: 70240 Ridgecrest 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 \$46,826.18; plus accrued interest plus impounds and/or advances which became due on 3/1/2006 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 \$326.88 Monthly Late Charge \$10.28 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 Notice of Default and original Notice of Sale given pursuant thereto stated that the property would be sold on 11/28/2006, at the hour of - Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at At the Front Entrance to the Morrow County Courthouse, 100 Court

Street, Heppner, Oregon, however, subsequent to the recorded of said Notice of default the original sale proceedings were stayed by order of the Court or by proceedings under the National Bankruptcy Act or for other lawful reason, The beneficiary did not participate in obtaining such stay. Said stay was terminated on 11/14/2006. Whereof, notice hereby is given that First American Title Insurance Company the undersigned trustee will on 12/27/2006 at the hour of 11:00 am Standard of Time, as established by section 187.110, Oregon Revised Statutes, at 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: November 20, 2006 First American Title Insurance Company, 3 First American Way Santa Ana, CA 92707, (818) 361-6998 Signature By Karen J. Cooper, Assistant Secretary ASAP# 804998 11/29/2006, 12/06/2006 Affidavit

PUBLIC NOTICE

TRUSTEE'S NOTICE OF SALE T.S. No.: OR-06-66226-DL Loan No: 0006717698 Reference is made to that certain deed made by, Karl R. Furgerson, a single man as Grantor to Mid Columbia Title Company, as trustee, in favor of Morgan Financial Services, Inc., as Beneficiary, dated 3/21/2001, recorded 4/4/2001, in official records of Morrow County, Oregon in book/reel/volume No. - at page No. -, fee/file/instrument/microfile/reception No. 2001-700, covering the following described real property situated in said County and State, to-wit: APN: R09085 Lot 28, Sandz addition, in the City of Irrigon, County Morrow and State of Oregon Commonly known as: 270 SE 10th 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 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: Installment of principal and interest plus impounds and/or advances which became due on 7/1/2006 plus amounts that are due or may become due for the following: late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustee fees, and any attorney fees and court cost arising from or associated with beneficiaries effort to protect and preserve its security must be cured as a condition of reinstatement. Monthly Payment \$ 958.51 Monthly Late Charge \$ 35.33 By 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 \$ 86,534.50, together with interest thereon at the rate of 8.50000 per annum from 6/1/2006 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, Fidelity National Title Company of Oregon, the undersigned trustee will on 3/8/2007 at the hour of 11:00:00 AM, Standard of Time, as established by section 187,110, Oregon Revised Statutes, at At the front entrance to the Morrow County Courthouse, 100 Court Street, Heppner, OR 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. For Sale Information Call: 714-259-7850 or Login to: www.fidelityasap.com 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 obligations, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include the respective successors in interest, if any. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of mon-

Continued next page

Real Estate
By DAVID SYKES
REALTOR

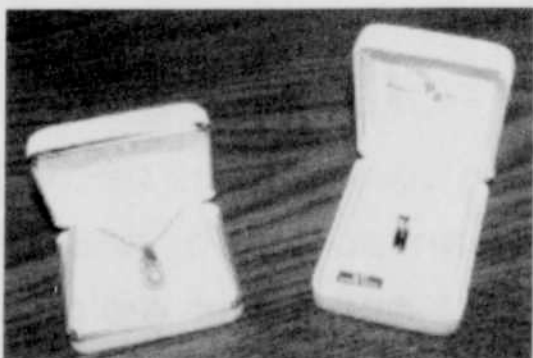
LOCATION IS THE KEY

When deciding on a home to buy, location of the property may be as important an element as anything. Location is the one thing that cannot be changed about a property, and a good view or poor neighborhood are examples of factors that are impossible to change.

In looking at a home as an investment and an eventual resale, one needs to think about the factors that would attract a buyer, such as placement on a street away from heavily traveled highways, close to freeways and shopping, good school districts, and well-kept properties on the same street. These are also variables that an owner has virtually no control over. You can remodel and upgrade a dwelling with new paint and landscaping, but there is nothing you can do about the home's location. Good location is the foundation for a wise home investment that all other aspects build upon. It goes without saying that the location of a home has the greatest impact on its market value.

SYKES REAL ESTATE
Property listings are available at www.sykesrealestate.net
188 W. Willow • P.O. Box 337 • Heppner, OR 97836
(541) 676-9228 • 1-800-326-2152
Cell (541) 980-6674 • Fax (541) 676-9211
E-mail: david@sykesrealestate.net

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ATTENTION MEDICARE PART D PARTICIPANTS

Morrow County Health District is again offering free assistance with Medicare Prescription Plans.

Participants can change prescription plans between November 15 and December 31.

If you have questions about what plan is best for you, or need help changing plans, please contact us to set up an appointment. 676-2914 or 1-800-737-4113 ext. 2914.