

Willow Creek Terrace Assisted Living in Heppner

We are accepting applications for part time / full time universal workers. We are looking for highly motivated, team oriented people. Wage is \$8.91 per hour with \$.25 shift differential for nights. EOE.

Applications are available at Pioneer Memorial Hospital and Willow Creek Terrace. (541) 676-2932.

3-14-2c

PROPERTY WANTED

David Sykes Real Estate recently received the following email from person looking for property.

Property description: Currently we ranch in Wyoming and are planning to relocate to North Eastern Oregon. Let me give you a little background on what we are looking for.

Currently we own about a 460 AU ranch in WY. We direct market our range-fed beef and have a small "working ranch vacation" business in addition to our custom grazing business. We are looking to relocate to OR to possibly run similar enterprises. We are interested in a smaller place with the potential of leasing/managing area ranches for absentee landowners. If we are taken by a larger ranch we have the ability to work with partners. Here are some of the values we are looking at:

- 1) Water rights and live water.
- 2) Good drinking water.
- 3) Deeded land.
- 4) Scenery, wildness, open space.
- 5) Accessibility while private and open.
- 6) Low fossil fuel operational requirements.
- 7) Secure mineral rights or little mineral development potential.

We like the North Central/ North East part of OR (Pendleton, La Grande, Enterprise, Heppner) generally the north side of the Blue Mountains region.

We are planning a trip to your part of the country in April. If you know of any that fit our parameters please let me know.

Also have buyer looking for 700+ acres for hunting.

He is selling property in another area and will do a 1031 soon.

Have buyer interested in Mountain property 160 or more contiguous acres for LOP tags.

Contact David Sykes
Sykes Real Estate
541-676-9228
fax: 541-676-9211
Cell: 541-980-6674
Home: 541-676-9939
188 W. Willow PO Box 337
Heppner, OR 97836

REAL ESTATE

Ready To Build On Now.
20,000 square ft. building lot for sale, build to suit. Flat, deep soil, great neighborhood, corner lot in city limits of Heppner. Pick a plan and get started while lumber prices are low.
Gentry Home Construction
CCB#155903
(541) 571-6964 cell
(541) 676-5239



Willow Creek Realty
676-5241
Joyce Kay & Jerry Hollomon

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

170' x 100' m/l BUILDING SITE with a VIEW. Sloping lot on dead end street. All utilities available to the property. Great neighborhood, near hospital and grade school. 210 Thompson St. #04-03 **ASKING ONLY \$18,500**

COMMERCIAL BUSINESS SITE. 9,920 sq. ft. m/l of building and 11-unit mini-storage and a large parking lot. Good investment for a storage rental or retail/service business. Great possibilities. 145 W. Main St., Lexington, OR. #07-01. **ASKING \$80,000**

willowcreekrealty@centurytel.net

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. 11-24-tfx

YARD SALE

Saturday, March 17, 9 - ?
Multi-family yard sale; Brannon's Auto Repair, 1120 S. 3rd St. 3-14-1p

Rummage Sale - Neighborhood Center: Friday, March 16, 9 a.m.-2 p.m. Sack sale \$5 whole time. 3-14-1c

GARAGE SALE

3 - FAMILY
Computer Desk, Electric Fireplace, Dressers, Antiques, new DVD Player, Tools, & Much More!
61798 Dee Cox Rd.
(turn at golf course)
(Tiffany Harrison McCurry)
Friday, 9-12
Saturday, 8-12 & 3-5

ESTATE SALE

ESTATE SALE. 580 S. Main St., Heppner. March 16-18, Friday, Saturday, Sunday, 9-5. 3-14-1c

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

PUBLIC NOTICE

Willow Creek Park District will hold a regular meeting on March 20 at 5 p.m. at Heppner City Hall.

Published: March 14, 2007

PUBLIC NOTICE

REQUEST FOR QUALIFICATIONS FOR ELECTRICAL CONSULTANT SERVICES
Morrow County Public Works Project - Morrow County, Oregon. Requests proposals from qualified Electricians to provide open-ended electrical consultant services for various County Public Works projects. Consultants submitting qualifications shall be considered based upon the following general evaluation criteria:

1. Consultant's fee schedule.
2. Response time.
3. Method of approach.
4. Understanding of the requested services and local area.

Copies of the Request of Qualifications may be obtained from Morrow County, P.O. Box 428, 365 W. Hwy 74, Lexington, OR. 97839. (541) 989-9500. Complete proposals will be accepted at the same address until 4:00 p.m., March 20, 2007.

Published: February 21 and 28, March 7 and 14, 2007

PUBLIC NOTICE

OREGON TRUSTEE'S NOTICE OF SALE T.S. No: F338102 OR Unit Code: F
Loan No: 3708307/ERFURTH AP#1: 5N-26-25A 2621 Title #: 3009186 Reference is made to that certain Trust Deed made by JOYCE M. ERFURTH as Grantor, to DAVID A. KUBAT, OSBA 84265 C/O T.D. SERVICE COMPANY as Trustee, in favor of WESTERN SUNRISE AKA CROSSLAND MORTGAGE CORP. as Beneficiary. Dated November 13, 2000, Recorded November 20, 2000 as Instr. No. 2000-2561 in Book - Page - of Official Records in the office of the Recorder of MORROW County; **OREGON AND A MODIFICATION AGREEMENT DATED 08/01/05** covering the following described real property situated in said county and state, to wit: LOT 19 DUNE ADDITION PHASE TWO, IN THE CITY OF IRRIGON, COUNTY OF MORROW AND STATE OF OREGON. 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: 8 PYMTS FROM 04/01/06 TO 11/01/06 @ 677.95 \$5,423.60 8 L/C FROM 04/16/06 TO 11/16/06 @ 26.50 \$212.00 IMPOUND/ESCROW DEFICIT \$6.02 MISCELLANEOUS FEES \$75.00 CORPORATE ADVANCES \$3,230.59 Sub-Total of Amounts in Arrears: \$8,947.21 Together with any default in the payment of recurring obligations as they become due. 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 Trust Deed, 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. The street or other common designation if any, of the real property described above is purported to be: 490 DIVISION STREET, IRRIGON, OR 97844 The undersigned Trustee disclaims any liability for any incorrectness of the above street or other common designation. 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 \$69,178.64, together with interest as provided in the note or other instrument secured from 03/01/06, and such other costs and fees are due under the note or other instrument secured, and as are provided by statute. WHEREFORE, notice is hereby given that the undersigned trustee will, on April 9, 2007, at the hour of 10:00 A.M. in accord with the Standard Time, as established by ORS 187.110, AT THE COURT STREET ENTRANCE, MORROW COUNTY COURTHOUSE, 100 COURT STREET HEPPNER, County of MORROW, State of OREGON, (which is the new date, time and place set for said sale) 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 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 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 herein that is capable of being cured by tendering the performance re-

quired under the obligation of the 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. It will be necessary for you to contact the undersigned prior to the time you tender reinstatement or payoff so that you may be advised of the exact amount, including trustee's costs and fees, that you will be required to pay. Payment must be in the full amount in the form of cashier's or certified check. The effect of the sale will be to deprive you and all those who hold by, through and under you of all interest in the property described above. 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. We are assisting the Beneficiary to collect a debt and any information we obtain will be used for that purpose whether received orally or in writing. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If available, the expected opening bid and/or postponement information may be obtained by calling the following telephone number(s) on the day before the sale: (714) 480-5690 or you may access sales information at www.ascentex.com/websales/ DATED: 11/29/06 DAVID A. KUBAT, OSBA #84265 By DAVID A. KUBAT, ATTORNEY AT LAW DIRECT INQUIRIES TO: T.D. SERVICE COMPANY FORECLOSURE DEPARTMENT 1820 E. FIRST ST., SUITE 210 P.O. BOX 11988 SANTA ANA, CA 92711-1988 (800) 843-0260 TAC# 747889W PUB: 02/21/07, 02/28/07, 03/07/07, 03/14/07 Affidavit

PUBLIC NOTICE

NOTICE OF BUDGET COMMITTEE MEETING

A public meeting of the Budget Committee of the Lone RFPD 6-604, Morrow, State of Oregon, to discuss the budget for the fiscal year July 1, 2007 to June 30, 2008, will be held at Lone Fire Hall. The meeting will take place on March 20, 2007 at 7:30 P.M. The purpose of the meeting is to receive the budget message and to receive comment from the public on the budget. A copy of the budget document may be inspected or obtained on or after March 22, 2007 at MCGG Lone, between the hours of 8:00 A.M. and 5:00 P.M.. This is a public meeting where deliberation of the Budget Committee will take place. Any person may appear at the meeting and discuss the proposed programs with the Budget Committee. Published: March 7 and 14, 2007

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's Sale No. 09-FHH-45191 Notice to Borrower: You should be aware that the undersigned is attempting to collect a debt and that any information obtained will be used for that purpose. Reference is made to that certain Deed of Trust made by, Danny Ray Rytting and Brandy Jean Rytting, as grantor, to Stewart Title of Oregon C/O David Fauth, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc. as Nominee for its Successors and Assigns, as beneficiary, dated 05/17/2005, recorded 05/24/2005, under Instrument No. 2005-13825, records of Morrow County, Oregon. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by HSBC Mortgage Services, Inc. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit: Lot 7, Hayden Hills Subdivision No. 1, in the City of Boardman, County of Morrow and State of Oregon. The street address or other common designation, if any, of the real property described above is purported to be: 503 Southwest Juniper Drive Boardman, OR 97818. 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: Amount due as of February 22, 2007 Delinquent Payments from November 1, 2006-4 payments at \$ 692.70 each \$ 2,770.80 (11-01-06 through 2-22-07) Late Charges: \$ 150.20 Beneficiary Advances: \$ 12,500 Suspende Credit: \$ 0.00 Total: \$ 2,933.50 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: Unpaid Principal Balance of \$ 81,312.72, Plus interest thereon at 7.990 % per annum from 10/01/2006, until paid, together with escrow advances, foreclosure costs, trustee fees, attorney fees, sums required for the protection of the property and additional sums secured by the Deed of Trust. Wherefore, notice hereby is given that the undersigned trustee, will on June 22, 2007, at the hour of 11:00AM, in accord with the standard of time established by ORS 187.110, At the Front Entrance of the Morrow County Courthouse, 100 Court Street, Heppner, County of Morrow, State of Oregon, sell at public auction to the highest bidder for cash, the interest in the said described property which the grantor had, or had the 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

Continued next page

Real Estate
By DAVID SYKES
REALTOR

CAN YOU STILL FIND A GOOD BUY?

With home prices increasing as they are today, is it still possible to find a "good buy" without lowering your standards? Don't ever lower your standards. Instead, change your home-hunting technique.

The vast majority of homes today are fairly priced (it's the market that determines the price). Therefore, lowering your standards would not accomplish your objectives of finding a "good buy." You would simply be trading less

money for less value. There are always good buys in the marketplace. It's just a matter of being seriously willing to look at a wide range of offerings. Broaden your standards - don't lower them.

A buyer with a long "must" list - "I must have a two-car garage," "I must have a certain number of full baths," "I must have a large yard," has fewer homes to look at, hence fewer opportunities to find a "good buy" than a more flexible buyer.

Property listings are available at www.sykesrealestate.net

SYKES REAL ESTATE
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

Recycling in Morrow County is easy!

This is where you can recycle aluminum, green glass, brown glass, clear glass, steel and newspaper:

NORTH END TRANSFER STATION: 69900 Frontage Lane, Boardman. Saturday and Sunday 9:00 a.m. - 4:00 p.m.

SOUTH END TRANSFER STATION: 57185 Hwy 74, Lexington. Saturday and Sunday 9:00 a.m. - 4:00 p.m.

FINLEY BUTTES LANDFILL COMPANY: Monday - Friday, 7:00 a.m. - 3:30 p.m. Accepts aluminum, batteries, cardboard, brown bags, glass bottles, tires, scrap metal, tin cans, used motor oil and newspaper.

IONE: at the Post Office - newspaper only.

HEPPNER: on Riverside Avenue - aluminum, green glass, brown glass, clear glass, steel and newspaper.

IRRIGON: at the corner of 1st and Columbia Avenue - aluminum, cardboard, glass bottles, scrap metal, tin cans, used motor oil and newspaper.

BOARDMAN: Please call City Hall for details, (541) 481-9252.

Recycling: It Depends On You! Call (541) 989-9500 for more information.