

REAL ESTATE

For Sale by Owner
Cute Heppner bungalow built in 1938. Home sits on 165'x130' city lot behind the courthouse. Completely refurbished home is 1564 sq. ft.; three bedrooms, one bath, and finished basement. New roof, new windows, new interior paint, refinished hardwood floors, new carpet and pad, new bathroom fixtures, new vinyl in kitchen with newer appliances included. Asking \$89,000; that's \$56.91 per square foot for a very nice home in a great neighborhood. Call (541) 676-5676 and ask for Richard or Pam.

For Sale By Owner

Nice four bedroom, two bath home, 2,786 sq. ft. with attached double car garage. Sits on a double lot with RV parking, fenced yard, in-ground sprinklers, water feature, two outbuildings and large patio with hot tub. All this on quiet, dead-end road. Must see to appreciate. Call (541) 676-5118 or (503) 551-6401, Jack or Deanna.

4-25-3c



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
THREE BEDROOM COTTAGE. 1868 m/l sq. ft. Wood shake roof and metal siding, vinyl windows. Only two blocks from town. Easy care yard. 340 S. Main St. #07-03. \$35,000

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 if you have a photo you would like to purchase.

11-24-tfx

Sell your white elephant with a For Sale ad in the G-T. Only \$5 for 10 words! Call (541) 676-9228, e-mail david@heppner.net, fax (541) 676-9211.

4-25-tfx

LOST & FOUND

FOUND by St. William's Church, Ione, Sunday, 4:15, set of keys. Call 422-7228 to identify.

4-18-2c

Deadline for Classified Advertising Mondays at 5 p.m.

ESTATE SALE

ESTATE SALE EVERYTHING MUST GO!
Combination safe, solid oak TV stand and separate stereo case, two Technic tall speakers, queen-size bed, small TV and VCR, collection of oil lamps, tools and tool boxes, VHS and DVDs, washer and dryer (large capacity), dishes and blankets; and lots more!
For more information, call (541) 676-5265

Advertise your yard sale with an ad in the G-T! Only \$5 for 10 words. Call (541) 676-9228, e-mail david@heppner.net, fax (541) 676-9211.

4-25-tfx

PUBLIC NOTICE

Heppner Budget Committee Hearing May 09, 2007

The City of Heppner's Budget committee will hold their first meeting on May 09, 2007 at 7:00 P.M. at City Hall, 111 N. Main Street, Heppner, Oregon. The committee will receive the draft budget for the upcoming fiscal year of 2007/08. The Budget officer will deliver his message to the committee and the committee will also receive comments from the public. Subsequent meetings will be held as the committee determines the need in order to complete the process. A copy of the proposed FY 2007/8 Budget may be inspected or obtained on or after May 09, 2007 at City Hall, 111 N. Main Street between the hours of 9:00 A.M. and 5:00 P.M.

Persons wishing to attend and who need assistance are asked to call (541) 676-9618, or TTY relay 1-800-735-2900. Dave DeMayo Budget Officer
Published: April 18 and 25, 2007
Affidavit

PUBLIC NOTICE

Hearing By The Heppner Budget Committee State Revenue Sharing FY 2007/08

The City of Heppner Budget committee at its initial meeting on May 09, 2007 at 7:00 P.M. to be held at City Hall, 111 N. Main Street, Heppner, Oregon, will hold a hearing to consider the City's election to receive State revenue funds for the 2007/08 FY, and to consider the possible use of these funds. Dave DeMayo Budget Officer
Published: April 18 and 25, 2007
Affidavit

PUBLIC NOTICE

Scholarship Applications Available Gertrude L. McRae Charitable Trust

The Gertrude L. McRae Scholarship Committee announces that academic scholarship applications are available to all graduates of Grant County high schools. Graduates of high schools within Morrow, Wasco and Wheeler counties may also be considered for a scholarship award if too few Grant County applications are received.

Preference will be given to Grant County high school graduates who reside in Oregon and have completed one or more years of college.

For an application and criteria list contact the McRae Scholarship Committee c/o Grant County Court, 201 S. Humbolt St, Suite 280, Canyon City OR 97820 or call 541-

575-0059. Completed application packets must be received by the Grant County Court office before 5 pm Friday, June 29, 2007.

Published: April 18 and 25, 2007
Affidavit

PUBLIC NOTICE NOTICE OF SHERIFF'S SALE

Execution in Foreclosure (Real Property)

On the 23rd, day of May, 2007, at the hour of 10 o'clock A. M., at the Doors of the Morrow County Courthouse, in the City of Heppner, Oregon, I will sell at public oral auction to the highest bidder for cash the following described real property, subject to redemption, located in Morrow County, Oregon to wit:

The North 22.00 feet of Lot 8 and that portion of the North 22.00 feet of Lot 15 lying West of the center channel of Willow Creek and all of Lot 7 and all that portion of Lot 16 lying West of the center channel of Willow Creek all being in Block 7 in the City of Heppner, County of Morrow and State of Oregon

Said sale is made under a Writ of Execution in Foreclosure issued out of the Circuit Court of the State of Oregon for the County of Morrow, Case No.06-CV-148, to me directed in the case of

BANK OF EASTERN OREGON, an Oregon Banking corporation
Plaintiff

vs
TERRY J. LUPINACCI AND LYNETTE R. BREWER, individually and dba **SHAMROCK LANES & POT O'GOLD CAFE;** **CORBIN COMPANY, L.L.C.,** an Oregon Limited Liability Company;
GREATER EASTERN OREGON DEVELOPMENT CORPORATION, an Oregon Nonprofit Corporation;
STATE OF OREGON CONSUMER AND BUSINESS SERVICES;

STATE OF OREGON DEPARTMENT OF REVENUE; **STATE OF OREGON EMPLOYMENT DEPARTMENT;** **MORROW COUNTY TAX COLLECTOR** and **CITY OF HEPPNER,** an Oregon municipal corporation, Defendants

Writ of Execution dated the 21st day of March, 2007
Kenneth W Matlack, Sheriff Morrow County, Oregon
By: Judy Chastain, Deputy
First Publication: April 18, 2007
Last Publication: May 9, 2007

Conditions of Sale: Only U.S. currency and/or certified cashier's checks made payable to Morrow County Sheriff's Office will be accepted. Payment must be made in full immediately upon close of the sale.

Published: April 18, 25, May 2 and 9, 2007
Affidavit

PUBLIC NOTICE NOTICE OF BUDGET COMMITTEE MEETING

A Public meeting of the Budget Committee of the Town of Lexington, Morrow County, and State of Oregon to discuss the budget for the fiscal year July 1st, 2007 to June 30th, 2008 will be held at Lexington Town Hall. The meeting will take place on May 2nd, 2007 at 7:00 PM. The purpose of the meeting is to receive the budget message, schedule more budget meetings and to receive comment from the public on the budget. A copy of the budget document may be inspected or obtained upon completion, at

Lexington Town Hall, 150 W. Main Street, between the hours of 9:00 AM and 5:00 PM Monday through Friday.

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.

Jaylene Slinger Budget Officer
Published: April 25 and May 2, 2007
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's Sale No. 09-FMG-45676 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, Carolyn S Lilly, as grantor, to Mid-Columbia Title Company, as Trustee, in favor of Saxon Mortgage, Inc., as beneficiary, dated 1/28/1999, recorded 2/4/1999, under Instrument No. 56805, records of Morrow County, Oregon. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by JPMorgan Chase Bank formerly known as The Chase Manhattan Bank successor by merger to Chase Bank of Texas, National Association, formerly known as Texas Commerce Bank, N.A. as Trustee and Custodian. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit: Lot 1, Block 2, Sunridge Terrace, 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: 300 Southeast Malheur Court 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 March 28, 2007 Delinquent Payments from December 01, 2006 2 payments at \$ 615.07 each \$ 1,230.14 2 payments at \$ 552.47 each \$ 1,104.94 (12-01-06 through 03-28-07) Late Charges: \$ 83.12 Beneficiary Advances: \$ 26.00 Suspense Credit : \$0.00 Total: \$ 2,444.20 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 \$ 43,599.79, Plus interest thereon at 10.25 % per annum from

11/01/06 to 2/1/2007, 10.25% per annum from 2/1/2007, 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 July 30, 2007, at the hour of 11:00 AM, 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 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 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. Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the same. Dated: 3/28/2007 Regional Trustee Services Corporation Trustee By Deborah Kaufman, Vice President 616 1st Avenue, Suite 500, Seattle, WA 98104 Phone: (206) 340-2550 Sale Information: http://www.rtrustee.com ASAP# 839447 04/11/2007, 04/18/2007, 04/25/2007, 05/02/2007 Affidavit

PUBLIC NOTICE

TRUSTEE'S NOTICE OF SALE T.S. No.: OR-06-67617-SH Loan No: 43420181 Reference is made to that certain deed made by, Danny R. Partin as Grantor to H and L Services, Inc., as trustee, in favor of Green Tree Financial Servicing Corporation, as Beneficiary, dated 6/10/1997, recorded 6/16/1997, in official records of Morrow County, Oregon in book/reel/volume No. - at page No. -, fee/ file/ instrument/ microfile/ reception No. 51392 (indicated which), covering the following described real property situated in said County and State, to-wit: APN: R08908 Lot 20, Maple Leaf Terrace, in the City of Irrigon, County of Morrow and State of Oregon. Commonly known as: 535 E California Ave 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 7/15/2006 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 costs arising from or associated with beneficiaries effort to protect and preserve its security must be cured as a condition of reinstatement. Monthly Payment \$481.58 Monthly Late Charge \$39.92 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 \$59,469.38 together with interest thereon at the rate of 8.24000 per annum from 6/15/2006 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, First American Title Insurance Company, the undersigned trustee will on 8/8/2007 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, 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 monies paid to the Trustee, and the successful bidder shall have no further recourse. Date: 4/11/2007 First American Title Insurance Company, as trustee By: Quality Loan Services Corp., as agent Quality Loan Service Corp, 319 Elm Street, 2nd Floor San Diego, CA 92101 619-645-7711 Signature By Hazel Garcia, Asst. Trustee Sale Officer For Non-Sale Information: Quality Loan Service Corp, 319 Elm Street, 2nd Floor San Diego, CA 92101 619-645-7711 Fax: 619-645-7716 If you have been previously discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. This notice is sent for the purpose of collecting a debt. This firm is attempting to collect a debt on behalf of the holder and

Continued next page

Heppner Chamber of Commerce's "After Hours" at
BANK OF EASTERN OREGON
THURSDAY, APRIL 26, 2007,
FROM 5:00 P.M. TO 7:00 P.M.

Heppner Branch
279 N. Main Street
Heppner, OR 97836
541-676-9125

Join us for coffee, punch, and hors d'oeuvres!
And while you're visiting us, you'll want to wander around the lobby to look at some beautiful quilts and artwork!
Also, personal collections from bank staff and local families and friends will be on display!

Bank of Eastern Oregon
Member FDIC

Heritage Land Co.
278 N. Main, Heppner
We sell Residences, Ranches, and Recreation
(541) 676-5049, (541) 980-3465
www.heritageland.net, www.farmseller.com
www.eastoregonrealestate.com
South Morrow County's Number One Real Estate Company