

LOST

Black border collie, Buster and black lab, Bella, Saturday night at cabin by Ditch Creek, by the Thompson Corral. Call 541-676-5051.

15-16-1p

FOR RENT

For Rent in Heppner available July 1. 2 bedroom 1 bath home with F/A heating and cooling, fenced yard and storage shed, water/sewer/garbage paid. For more info call 541-980-3396.

5-9-2c

Very nice 3 bedroom 2 bath home in Heppner. Fenced yard dogs okay. \$800 month. 541-980-6710

5-9-2c

Cottage Creek Apartments
1 bed / 1 bath apartments
All utilities included!
160 N. Chase Street
Call toll free:
(877)967-6583

Willow View Apartments
515 N. Elder, Heppner
Choice 2-bedroom ground & second floor, 541-256-0388.

12-2-tfc

Beautiful 4 bedroom home to rent or to own, \$900 month plus deposit, available July 1. Call 541-661-3294.

4-25-tfc

RV HOOKUP

For rent: RV or camp trailer spot, 7 miles out of Heppner, sewer, water and power, washer & dryer available, \$350/month 541-676-5404.

5-2-3c

HELP WANTED

Seeking part-time to full-time summer wildland firefighter, must be 18 or over, able to be away from home for up to 14 days, may travel out-of-state, transportation provided, pay DOE, call Tonja or Bruce, 541-676-5309.

5-16-2c

FOR SALE

For Sale- black leather couch - full size, in good condition, \$175 541-676-9730

5-16-1p

SERVICES

Veteran's Services

First Thursday of each month
Gilliam Building, Heppner
Please call for Appointment
Phone 541-922-6420
Please leave a detailed message

PUBLIC NOTICE TRUSTEE'S NOTICE OF SALE

Pursuant to O.R.S. 86.705, et seq. and O.R.S. 79.5010, et seq. Reference is made to that certain trust deed made, executed, and delivered by Rigoberto de la Paz, an unmarried individual, as grantor, to Fidelity National Title Company of Oregon, an Oregon Corp., as trustee, to secure certain obligations in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, solely as nominee for HomeStreet Bank, a Washington state chartered savings bank, as lender, dated October 11, 2002, and recorded on October 17, 2002, in the Mortgage records of Morrow County, Oregon, under File No. 2002-5752. The beneficial interest under said Trust Deed and the obligations secured

thereby are presently held by HomeStreet Bank by assignment of deed of trust recorded on January 23, 2012, in the Mortgage records of Morrow County, Oregon under File No. 2012-29480. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit:

LOT 1, SUNNYSIDE PARK SUBDIVISION, IN THE 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:

81405 Sunnyside Road, Irrigon, Oregon 97844

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:

3 Monthly payments of \$534.67 due from 10/1/2011 through 12/1/2011: \$1,604.01

3 Late charges of \$21.39 due on payments past due from 10/1/2011, through 12/1/2011: \$64.17

2 Monthly payments of \$530.17 due from 1/1/2012, through 2/1/2012: \$1,060.34

1 Late charge of \$21.39 due on payment past due from 1/1/2012: \$21.39

Advances by Lender:
Additional Late Charge Balance: \$453.16
Property Inspection Fees: \$12.00

Sub-Total of Monthly Payments, Late Charges, and Advances in arrears: \$3,215.07

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 \$59,599.07, AS OF SEPTEMBER 1, 2011, PLUS, FROM THAT DATE UNTIL PAID, ACCRUED AND ACCRUING INTEREST AT THE RATE OF 6.2500% PER ANNUM, PLUS ANY LATE CHARGES, ESCROW ADVANCES, FORECLOSURE COSTS, TRUSTEE'S FEES, ATTORNEYS' FEES, SUMS REQUIRED FOR PROTECTION OF THE PROPERTY AND ADDITIONAL SUMS SECURED BY THE TRUST DEED.

WHEREFORE, notice hereby is given that the undersigned trustee will, on June 15, 2012, at the hour of 10:00 AM, in accord with the standard of time established by ORS 187.110, at the front entrance of Morrow County Courthouse, 100 S. Court Street, 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 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 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. Notice is also given that any person named in ORS 86.753 has the right to bring a court action to assert the non-existence of a default or any other defense to acceleration and sale.

NOTICE TO RESIDENTIAL TENANTS

The property in which you are living is in foreclosure. A foreclosure sale is scheduled for June 15, 2012. The date of this sale may be postponed. Unless the lender that is foreclosing on this property is paid before the sale date, the foreclosure will go through and someone new will own this property. After the sale, the new owner is required to provide you with contact information and notice that the sale took place.

The following information applies to you only if you are a bona fide tenant occupying and renting this property as a residential dwelling under a legitimate rental agreement. The information does not apply to you if you own this property or if you are not a bona fide residential tenant.

If the foreclosure sale goes through, the new owner will have the right to require you to move out. Before the new owner can require you to move, the new owner must provide you with written notice that specifies the date by which you must move out. If you do not leave before the move-out date, the new owner can have the sheriff remove you from the property after a court hearing. You will receive notice of the court hearing.

PROTECTION FROM EVICTION
IF YOU ARE A BONA FIDE TENANT OCCUPYING AND RENTING THIS PROPERTY AS A RESIDENTIAL DWELLING, YOU HAVE THE RIGHT TO CONTINUE LIVING IN THIS PROPERTY AFTER THE FORECLOSURE SALE FOR:

- THE REMAINDER OF YOUR FIXED TERM LEASE, IF YOU HAVE A FIXED TERM LEASE; OR
- AT LEAST 90 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE.

If the new owner wants to move in and use this property as a primary residence, the new owner can give you written notice and require you to move out after 90 days, even though you have a fixed term lease with more than 90 days left.

You must be provided with at least 90 days' written notice after the foreclosure sale before you can be required to move.

A bona fide tenant is a residential tenant who is not the borrower (property owner) or a child, spouse or parent of the borrower, and whose rental agreement:

- Is the result of an arm's-length transaction;
- Requires the payment of rent that is not substantially less than fair market rent for the property, unless the rent is reduced or subsidized due to a federal, state or local subsidy; and
- Was entered into prior to the date of the foreclosure sale.

ABOUT YOUR TENANCY BETWEEN NOW AND THE FORECLOSURE SALE:

RENT YOU SHOULD CONTINUE TO PAY RENT TO YOUR LANDLORD UNTIL THE PROPERTY IS SOLD OR UNTIL A COURT TELLS YOU OTHERWISE. IF YOU DO NOT PAY RENT, YOU CAN BE EVICTED. BE SURE TO KEEP PROOF OF ANY PAYMENTS YOU MAKE.

SECURITY DEPOSIT
You may apply your security deposit and any rent you paid in advance against the current rent you owe your landlord as provided in ORS 90.367. To do this, you must notify your landlord in writing that you want to subtract the amount of your security deposit or prepaid rent from your rent payment. You may do this only for the rent you owe your current landlord.

If you do this, you must do so before the foreclosure sale. The business or individual who buys this property at the foreclosure sale is not responsible to you for any deposit or prepaid rent you paid to your landlord.

ABOUT YOUR TENANCY AFTER THE FORECLOSURE SALE

The new owner that buys this property at the foreclosure sale may be willing to allow you to stay as a tenant instead of requiring you to move out after 90 days or at the end of your fixed term lease. After the sale, you should receive a written notice informing you that the sale took place and giving you the new owner's name and contact information. You should contact the new owner if you would like to stay. If the new owner accepts rent from you, signs a new residential rental agreement with you or does not notify you in writing within 30 days after the date of the foreclosure sale that you must move out, the new owner becomes your new landlord and must maintain the property. Otherwise:

- You do not owe rent;
- The new owner is not your landlord and is not responsible for maintaining the property on your behalf; and
- You must move out by the date the new owner specifies in a notice to you.

The new owner may offer to pay your moving expenses and any other costs or amounts you and the new owner agree on in exchange for your agreement to leave the premises in less than 90 days or before your fixed term lease expires. You should speak with a lawyer to fully understand your rights before making any decisions regarding your tenancy.

IT IS UNLAWFUL FOR ANY PERSON TO TRY TO FORCE YOU TO LEAVE YOUR DWELLING UNIT WITHOUT FIRST GIVING YOU WRITTEN NOTICE AND GOING TO COURT TO EVICT YOU. FOR MORE INFORMATION ABOUT YOUR RIGHTS, YOU SHOULD CONSULT A LAWYER. If you believe you need legal assistance, contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is listed below. If you do not have enough money to pay a lawyer and are otherwise eligible, you may be able to receive legal assistance for free. For free legal assistance, contact the Oregon State Bar and ask for the Legal Aid Services.

OREGON STATE BAR CONTACT INFORMATION
Oregon State Bar
P.O. Box 231935
Tigard, OR
97281-1935
Tel (in Oregon): (800) 452-8260
Tel (outside Oregon): (503) 620-0222
E-mail: info@osbar.org
Website: www.osbar.org

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.

THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION WILL BE USED FOR THAT PURPOSE. UNLESS YOU NOTIFY US WITHIN 30 DAYS AFTER RECEIVING THIS LETTER THAT YOU DISPUTE THE VALIDITY OF THE DEBT, OR ANY PORTION OF IT, WE WILL ASSUME THE DEBT IS VALID. IF YOU NOTIFY US, IN WRITING WITHIN 30 DAYS AFTER RECEIPT OF THIS LETTER THAT YOU DO DISPUTE THE DEBT OR ANY PORTION OF IT, WE WILL PROVIDE VERIFICATION BY MAILING YOU A COPY OF THE RECORDS. IF YOU SO REQUEST, IN WRITING, WITHIN 30 DAYS AFTER RECEIPT OF THIS NOTICE, WE WILL PROVIDE YOU WITH THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR IF DIFFERENT FROM THE CURRENT CREDITOR. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Sale status may be accessed at <http://ts.hcmp.com>. DATED this 7th day of February, 2012.
SUCCESSOR TRUSTEE:
JULIE B. HAMILTON,
Oregon Bar #092650
c/o Hillis Clark Martin & Peterson P.S.
1221 Second Avenue, Suite 500
Seattle, Washington 98101-2925
Telephone: (206) 623-1745
Published: May 2, 9, 16 and 23, 2012
Affidavit

PUBLIC NOTICE MORROW COUNTY LAND USE HEARING THE MORROW COUNTY PLANNING COMMISSION will hold the following hearing of public interest on Tuesday, June 5, 2012, at 7:00 p.m. at the Port of Morrow Riverfront Center,

Boardman, Oregon.

Conditional Use Permit CUP-N-285(A) Amendment: Intelligent Wind Energy, applicant and Kent Madison/Madison Ranches, landowner. The property is described as Tax Lot 1700 of Assessor's Map 3N 27. The property is located in east central Morrow County near the Umatilla County line, and is zoned EFU. Request is to amend CUP-N-285 to move 5 turbines 1.5 miles south to accommodate a request by the Navy. Criteria for approval include Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.010, Article 6 Conditional Uses and portions of Oregon Administrative Rule Chapter 660 Division 33.

Conditional Use Permit CUP-N-296: Kent Madison, applicant and owner. The property is described Tax Lots 1100 of Assessor's Map 3N 27. The property is located near the Umatilla County line 2 miles south of homestead Lane, and is zoned EFU. Request is to approve a commercial utility facility to generate approximately 44 kilowatts. Criteria for approval include MCZO Article 3 Section 3.010 and Article 6 Conditional Uses.

Land Partition LP-S-429: Port of Morrow, applicant and owner. The property is described as Tax Lots 100 and 800 of Assessor's Map 2S 26 21D. The property is located at the old Kinzua Mill site, north of Heppner on Highway 74, and is zoned Port Industrial. Request is to partition the parcels to separate an existing manufacturing facility from port ownership. Criteria for approval include Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning.

Replat R-N-028-12 and Land Partition LP-N-430: Port of Morrow, applicant and owner. The property is described as Tax Lot 100 of Assessor's Map 4N 26 07. The property is located in the Port of Morrow East Beach Industrial Park and is zoned Port Industrial. Request is to replat and partition Parcel 2 of Partition Plat 2010-03 into two parcels. Criteria for approval include MCSO Article 5 Land Partitioning.

Variance V-N-021012: Sabino Calvillo, applicant and owner. The property is described as Tax Lot 1300 of Assessor's Map 4N 25 20B. The property is located south of Kunze Lane west of Paul Smith Road, and is zoned Farm Residential. Request is to site a 1996 double wide manufactured home as a replacement dwelling. Criteria for approval include MCZO Article 7 Variances.

Opportunity to voice support or opposition to the above proposal or to ask questions will be provided. Failure to raise an issue in person or by letter or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on those issues.

Copies of the staff report and all relevant documents will be available after May 25, 2012. For more information, please contact the Planning Department at 541-922-4624 or 541-676-9061, extension 5506. DATED this 16th day of May 2012
MORROW COUNTY PLANNING DEPARTMENT
Published: May 16, 2012
Affidavit