

PUBLIC NOTICE TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Donithon D. Hinds and Roxie D. Hinds, husband and wife, as grantor, to Pioneer Title Company as trustee, in favor of Shamrock Mortgage Company, a Washington corporation, as beneficiary, dated February 10, 2012, recorded on March 7, 2012, in the Microfilm Records of Morrow County, Oregon as Microfilm No. M-2012-29699, covering the following described real property situated in the above-mentioned county and state, to-wit: Lot 13, Block 2, WAGON WHEEL ADDITION, in the County of Morrow and State of Oregon.

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.752(3); the default for which the foreclosure is made in grantor's failure to pay when due the following sums: Failure to make monthly payments in the amount of \$450.00 due on May 1, 2013; June 1, 2013; July 1, 2013; August 1, 2013; September 1, 2013; October 1, 2013; November 1, 2013; December 1, 2013; January 1, 2014; February 1, 2014; March 1, 2014; and April 1, 2014.

By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit: Principal and interest in the amount of \$22,296.36; plus interest on the principal balance at a per diem of \$1.22 from May 1, 2013, until paid; together with all attorney fees, costs late charges and trustee's fees and expenses incurred in this foreclosure.

WHEREFORE, notice is hereby given that the undersigned trustee will on August 29, 2014, at the hour of 11:00 o'clock A.M., in accord with the standard of time established by ORS 187.110, at the Front entrance of the Morrow County Courthouse, 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 real property described above which the grantor had or had power to convey at the time of the execution by grantor of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured

and the costs and expenses of the sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.778 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 those 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 fees not exceeding the amounts provided by ORS 86.778.

In construing this notice, 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 the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: June 10, 2014
David M. Blanc, Trustee
P.O. Box 218; 222 S.E. Dorion Avenue
Pendleton, OR 97801
(541) 276-3331; (800) 994-3331
Published: June 18, 25, July 2 and 9, 2014
Affidavit

PUBLIC NOTICE

The Oregon Trail Library District Board of Directors will have an executive session to discuss personnel issues (ORS 192.660)(2)(i), and to consider information or records that are exempt from disclosure (ORS 192.660) (2)(f) after the regular board meeting on Wednesday, July 16, 2014 at the Irrigon Annex Courtroom, 205 N.E. 3rd St. Irrigon, OR 97844.
Published: July 9, 2014

PUBLIC NOTICE MORROW COUNTY LAND USE HEARING

THE MORROW COUNTY PLANNING COMMISSION will hold the following hearings of public interest on July 29, 2014, at 7:00 p.m. at the Port of Morrow Riverfront Center, Boardman, Oregon. AC-076-14; AC(M)-077-14 and AZ(M)-078-14 Comprehensive Plan and Map, and Zoning

Map amendments. Oregon Department of Transportation, applicant and owner. The property is zoned EFU, described as tax lot 100 of Assessor's Map 1N 23 22A, and located near the intersection of Morgan Road and Highway 74. Request is to amend the Comprehensive Plan to add a Goal 5 significant aggregate site to Morrow County's Map and Inventory of Natural Resources Aggregate and Mineral Resources and approve mining, also to amend the Zoning Map to include the site within the Significant Resource Overlay Zone.

Criteria for approval are found in the MCCP Natural Resources Element and Review and Revision Process as well as the MCZO Article 3 Section 3.200 and Article 8. This is the first of at least two public hearings with the final hearing before the County Court.

AC-079-14; AC(M)-080-14 and AZ(M)-081-14 Comprehensive Plan and Map, and Zoning Map amendments.

Oregon Department of Transportation, applicant and owner. The property is zoned EFU, described as tax lot 3800 of Assessor's Map 2S 26, and located east of Heppner off Highway 74. Request is to amend the Comprehensive Plan to add a Goal 5 significant aggregate site to Morrow County's Map and Inventory of Natural Resources Aggregate and Mineral Resources and approve mining, also to amend the Zoning Map to include the site within the Significant Resource Overlay Zone. Criteria for approval are found in the MCCP Natural Resources Element and Review and Revision Process as well as the MCZO Article 3 Section 3.200 and Article 8. This is the first of at least two public hearings with the final hearing before the County Court.

Conditional Use Permit CUP-S-310: Philip and Kathryn Carlson, applicant; Treo Ranches, owner. The property is described as tax lot 2200 of Assessor's Map 4S 25. The property is on Hardman Ridge Road, 4 miles northwest of Hardman and is zoned Exclusive Farm Use. Request is to approve a Private Park, Home Occupation, Personal Use Airport, and Dog Kennel. Criteria for approval include Morrow County Zoning Ordinance Article 6. Land Partition LP-S-443 and Replat R-N-037-14: Kyle Robinson, applicant; Merlyn Robinson, owner. The property is described as tax lot 3700 of Assessor's Map 2S 26. The property is located off Highway 74-Lena, east of Heppner is

zoned Exclusive Farm Use. Request is to partition the property into three parcels. Criteria for approval include Morrow County Subdivision Ordinance Article 5.

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 July 18, 2014. For more information, please contact the Planning Department at 541-922-4624 or 541-676-9061, extension 5506.

DATED this 9th day of July, 2014

MORROW COUNTY PLANNING DEPARTMENT

Published: July 9, 2014
Affidavit

PUBLIC NOTICE TRUSTEE'S NOTICE OF SALE

Reference is made to a certain trust deed ("Trust Deed") made, executed and delivered by John K. Gochbauer, as grantor, to Morrow County Abstract & Title Co., Inc., as trustee, in favor of NW Farmers Insurance Group Federal Credit Union, nka NW Preferred Federal Credit Union, as beneficiary, dated April 23, 2003, and recorded on April 28, 2003, as Recording No. 2003-7472, in the mortgage records of Morrow County, Oregon.

The Trust Deed covers the following described real property ("Property") situated in said county and state, to-wit:

All of Lot 6, Block 1, Valley View Estates in the City of Heppner, Morrow County, State of Oregon, Township 2 South, Range 26, East of the Willamette Meridian, Section 35.

ALSO beginning the Northeast corner of Lot 8, Block 1 of Valley View Estates Addition to the City of Heppner, thence North along the East line of Lot 7 a distance of 60.00 feet to a point, said point being the True Point of Beginning of this description; Thence West to a point that is 15.00 feet distant when measured at right angles from the East line of Lot 6, Block 1, Valley View Estates to the City of Heppner; Thence South 40' 29' West parallel and distant from the East line of said Lot 6, Block 1 Valley View Estates to the City of Heppner to a point on the cul de sac at the North end of Rock Street; Thence following the cul de sac in

a Northwesterly direction to the Southeast corner of said Lot 6; Thence North 40' 29' East a distance of 173.44 feet to the Northeast corner of said Lot 6; Thence South a distance of 110.00 feet South to the True Point of Beginning of this description.

There are defaults by the grantor or other person owing an obligation, the performance of which is secured by the Trust Deed, with respect to provisions therein which authorize sale in the event of default of such provision; the defaults for which foreclosure is made is grantor's failure to pay when due the following sums:

Arrearage in the sum of \$24,455.05 as of April 15, 2014, plus additional payments, property expenditures, taxes, liens, assessments, insurance, late fees, attorney's and trustee's fees and costs, and interest due at the time of reinstatement or sale.

By reason of said defaults, the beneficiary has declared all sums owing on the obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit: Payoff in the sum of \$142,488.66 as of April 15, 2014, plus taxes, liens, assessments, property expenditures, insurance, accruing interest, late fees, attorney's and trustee's fees and costs incurred by beneficiary or its assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 24, 2014, at the hour of 11:00 a.m., in accord with the standard of time established by ORS 187.110, at the following place: Inside the Front Doors of the Morrow County Courthouse, 100 South Court Street, Heppner, Oregon, sell at public auction to the highest bidder for cash the interest in the above-described Property, which the grantor had or had power to convey at the time of the execution by grantor of the said Trust Deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the Trust Deed, to satisfy the 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 86.778 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 sum 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 86.778.

In construing this notice, 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.

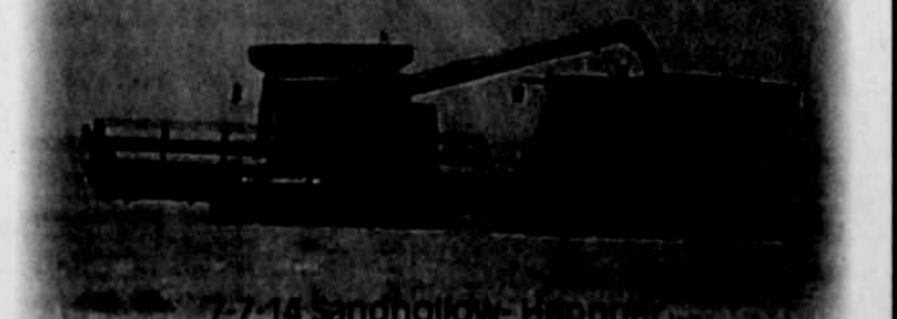
The NOTICE TO RESIDENTIAL TENANTS, attached hereto as Exhibit A, is incorporated herein by reference. [Exhibit A, NOTICE TO RESIDENTIAL TENANTS, is not published pursuant to ORS 86.744(2)(b)]

THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. UNLESS YOU NOTIFY US WITHIN 30 DAYS AFTER RECEIVING THIS NOTICE 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 NOTICE 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. DATED: May 12, 2014. Michelle M. Bertolino, Successor Trustee
Farleigh Wada Witt
121 SW Morrison, Suite 600
Portland, OR 97204
Phone: 503-228-6044; fax: 503-228-1741
Published: July 9, 16, 23 and 30, 2014

Deadline for news and advertising:
MONDAY AT 5 P.M.

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