

## Sheriff's Report

-Continued from PAGE SIX

Service at (503) 684-3763 or toll free in Oregon at (800) 452-7636.

IF YOU ARE REPRESENTED BY AN ATTORNEY, IT IS YOUR RESPONSIBILITY TO MAINTAIN CONTACT WITH YOUR ATTORNEY AND TO KEEP YOUR ATTORNEY ADVISED OF YOUR WHEREABOUTS.

(2) If you contest the petition, the court will schedule a hearing on the allegations of the petition and order you to appear personally and may schedule other hearings related to the petition and order you to appear personally. IF YOU ARE ORDERED TO APPEAR, YOU MUST APPEAR PERSONALLY IN THE COURTROOM, UNLESS THE COURT HAS GRANTED YOU AN EXCEPTION IN ADVANCE UNDER ORS 419B.918 TO APPEAR BY OTHER MEANS INCLUDING, BUT NOT LIMITED TO, TELEPHONIC OR OTHER ELECTRONIC MEANS. AN ATTORNEY MAY NOT ATTEND THE HEARING(S) IN YOUR PLACE.

P E T I T I O N E R ' S  
ATTORNEY

Edward (Ted) Meece  
Assistant Attorney General  
Department of Justice  
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ISSUED this 5th day of  
January, 2015.

Issued by:  
Edward (Ted) Meece  
#762487  
Assistant Attorney General  
Published: January 7, 14  
and 21, 2015  
Affidavit

### PUBLIC NOTICE

TS# 14-28993 TRUSTEE'S NOTICE OF SALE Reference is made to that certain Deed of Trust (hereafter referred to as the Trust Deed) made by: ADRIAN PAUL PRUIT, as the grantor to MID-COLUMBIA TITLE COMPANY, as the trustee, in favor of GENWORTH FINANCIAL HOME EQUITY ACCESS, INC as the beneficiary, dated 12/10/2010, and recorded 12/15/2010, in mortgage records of Morrow County, Oregon Document No. 2010-27364 in Book Page covering the following described real property situated in said county and state, to wit: A TRACT OF LAND LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SECTION 26; THENCE NORTH 89° 42' 36" east a distance of 668.51 FEET TO A POINT; THENCE NORTH 00° 20' 37" WEST A DISTANCE OF 323.50 FEET TO A POINT; THENCE NORTH 89° 42' 36" EAST A DISTANCE OF 344.25 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 89° 42' 36" EAST A DISTANCE OF 344.27 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SECTION 26; THENCE NORTH 00° 21' 42" WEST ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 26 TO THE SOUTHEAST

CORNER OF THE PARCEL DESCRIBED IN CONTRACT RECORDED AUGUST 2, 1989 AS M-33454, MORROW COUNTY MICROFILM RECORDS; THENCE SOUTH 89° 42' 36" WEST A DISTANCE OF 344.26 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN CONTRACT RECORDED MAY 29, 1990 AS M-35030 MORROW COUNTY MICROFILM RECORDS; THENCE SOUTH 00° 20' 34" EAST A DISTANCE OF 323.50 FEET TO THE TRUE POINT OF BEGINNING. The street address or other common designation, if any, for the real property described above is purported to be: 74668 GRAVEL PIT LN IRRIGON, OR 97844-1712. The Tax Assessor's Account ID for the Real Property is purported to be: 05N2626BC-0050001. Both the beneficiary and the trustee, Benjamin D. Petiprin, attorney at law have elected to foreclose the above referenced Trust Deed and sell the said real property to satisfy the obligations secured by the Trust Deed and a Notice of Default and Election to Sell has been recorded pursuant to ORS 86.752(3). All right, title, and interest in the said described property which the grantors had, or had power to convey, at the time of execution of the Trust Deed, together with any interest the grantors or their successors in interest acquired after execution of the Trust Deed shall be sold at public auction to the highest bidder for cash to satisfy the obligations secured by the Trust Deed and the expenses of sale, including the compensation of the trustee as provided by law, and the reasonable fees of trustee's attorneys. The default for which the foreclosure is made is: That a breach of, and default in, the obligations secured by said deed of trust have occurred in that "A Borrower dies and the Property is not the principal residence of at least one surviving Borrower" and, the borrower has died and there are no other borrowers occupying the property, and therefore, the lender had declared all sums secured thereby forthwith due and payable plus the foreclosure costs, legal fees or any advances that may become due, and such sums have not been paid. The amount required to cure the default in payments to date is calculated as follows: From: 4/10/2014 Total of past due payments: \$112,185.35 Late Charges: \$0.00 Additional charges (Taxes, Insurance): \$0.00 Trustee's Fees and Costs: \$4,099.14 Total necessary to cure: \$116,284.49 Please note the amounts stated herein are subject to confirmation and review and are likely to change during the next 30 days. Please contact the successor trustee Benjamin D. Petiprin, attorney at law, to obtain a "reinstatement" and or "payoff" quote prior to remitting funds. By reason of said default the beneficiary has declared all sums owing on the obligation secured by the Trust Deed due and payable. The amount required to discharge this lien in its entirety to date is: \$116,284.49 Said sale shall be held at the hour of 1:00 PM on 2/19/2015 in accord with the standard of time established by ORS 187.110, and pursuant to ORS 86.771 (7) shall occur at the following designated place: At the front door to the Morrow County Courthouse, 100 Court

St., Heppner, OR 97836 Other than as shown of record, neither the said beneficiary nor the said trustee have any actual notice of any person having or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the Trust Deed, or of any successor(s) in interest to the grantors or of any lessee or other person in possession of or occupying the property, except: NONE 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 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(s) 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 the trustee's and attorney's fees not exceeding the amounts provided by ORS 86.778. The mailing address of the trustee is: Benjamin D. Petiprin, attorney at law c/o Law Offices of Les Zieve One World Trade Center 121 Southwest Salmon Street, 11th Floor Portland, OR 97204 (503) 946-6558 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. Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale. Dated: 10/13/2014 Benjamin D. Petiprin, attorney at law c/o Law Offices of Les Zieve Signature By: Benjamin D. Petiprin P1125722 1/7, 1/14, 1/21, 01/28/2015 Published: January 7, 14, 21 and 28, 2014 Affidavit

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**July 26:** -MCSO received a noise complaint regarding a man in Heppner who was yelling and waking up his fellow tenants. Caller requested deputy contact.

-A caller in Irrigon advised MCSO of two subjects lying in the gravel next to the road. A deputy responded and warned the subjects for disorderly conduct and gave them a courtesy ride.

-MCSO received a complaint of an old, black classic car speeding going west on Washington in Irrigon. Caller also stated the driver drove through a stop sign. MCSO responded and spoke to a male regarding driving on Washington.

-A woman on Hwy. 74, Heppner, advised MCSO that multiple items that were in her purse were missing.

-A caller in Lexington reported a Rottweiler and a goat with a collar on. They were both full of porcupine quills. MCSO responded but was unable to locate.

**Jul 27:** -MCSO received a noise complaint from a woman in Heppner asking when the music would stop. She could hear the music in her bedroom and was unable to sleep. Caller did not want contact, but wanted to know who had cleared the event, and said she would be making contact with city hall.

-MCSO received a noise complaint in Irrigon; there was a party down the street and a dog howling, possibly from all the bass of the music. Caller did no need contact. MCSO responded and music would be turned down.

-A caller in the Ione area contacted MCSO and reported there had been a non-injury motor vehicle accident on private property, and asked if an accident report had to be filed. MCSO responded and provided information on accident reports.

-MCSO received multiple calls regarding a motorhome on fire on I-84 in Boardman. MCSO, Boardman fire, Irrigon fire and Oregon State Police all responded.

**July 28:** -Morrow County Sheriff's Office was advised that Hermiston PD arrested James Daniel Riley, 28, on a MCSO Parole and probation Detention Warrant.

-MCSO was advised that Multnomah County Sheriff's Office arrested Kelly Brister, 44, on a Morrow County Circuit Court warrant.

-MCSO received report of a cabin that had been broken into on Sunflower Flat Road, Heppner.

-MCSO was advised that Antonio Fernandez Frias, 23, was served a warrant by the State parole Board.

-MCSO was advised that Oregon State parole Board issued a warrant for probation violation for Travis Lane Thomas, 43.

-Oregon State Police advised MCSO of a blue minivan towing a pop-up trailer on I-84, Boardman, and the van was disabled. The mother of the driver was concerned for her welfare and the welfare of the six children with her. OSP requested that MCSO check on them. OSP also advised that MCSO needed to check to see if it was a hazard because they wanted to leave the vehicle until the next day. The driver was on the phone with OSP and advised that they were okay, with plenty of food and water and in the shade.

-Umatilla County requested an agency assist at an Irrigon location. A

resident advised that someone either threw up a rock or shot at his windshield. Umatilla County requested a deputy respond to see if the damage was intentional.

**July 29:** -MCSO received multiple reports of shots fired in Heppner, which callers thought to be in the area of Green St., the dam or the CBEC building. MCSO checked multiple locations and was unable to locate anyone.

-A caller from Lexington reported that someone was tearing a trailer apart on another person's property; he tried to contact the property owner but was unable to. Caller stated that he didn't need contact but just wanted to make sure the property owner knew what was occurring on her property.

-A woman contacted MCSO and requested a welfare check on her grandsons. She states that the boys' mother has a history of drinking excessively and the caller couldn't get ahold of her. The caller also stated that the boys' father went to the house of the boys and there was a note on the door saying the mother was at her boyfriend's house in Irrigon. The caller requested a welfare check on the boys at the boyfriend's house and asked that a deputy contact her afterward.

-A Heppner resident reported that they loaned their car to their daughter and her boyfriend and when it was returned it had a broken windshield and when the caller was cleaning the car they found items they would like a deputy to take a look at.

-A caller in Irrigon advised that someone broke into their fruit stand during the night and smashed all their melons, and they think they know who did it. A deputy responded.

-A male from Irrigon called requesting the day and the date. He did not need an ambulance.

-South Gilliam County Fire requested mutual aid for a large brush fire. Heppner Fire, Ione Fire, Lexington Fire and Boardman Fire responded.

**July 30:** -MCSO received report of a fight in Irrigon. An intoxicated male was swinging at another male, and a female with a child in her arms was attempting to get between them.

-MCSO was advised that several individuals who were on probation and were not supposed to be drinking were at a Heppner location drinking whiskey. The caller advised one of the subjects beat up another of the subjects last week, and the caller was worried it would happen again.

**July 31:** -Morrow County Sheriff's Office received report of a possible problem with a juvenile on Wagon Wheel Loop, Irrigon.

-MCSO received report that the city of Heppner will be painting the shamrock and the road will be closed from 6 a.m. to 2 p.m.

-MCSO received report that the Umatilla Army Depot in Hermiston will be doing a demo that day.

-MCSO received report that a farm will be burning east of the free way for a few hours.

-MCSO received report of a field fire that was getting bigger.

-MCSO received report that a male in Heppner has taken his wife's glasses and would not return them.

-MCSO received report of a vehicle driving fast on Thomas Ave., Irrigon, did a 180 and almost hit a fence. MCSO responded and reported they would do extra

patrol in the area.

-MCSO Deputy advised completing several civil service calls.

-MCSO received report of someone bringing in money he found on the street to the Post Office in Heppner.

-MCSO received report that a male who had been trespassed from an Irrigon residence the previous week was back again. MCSO responded.

-MCSO received report from an Irrigon resident that her neighbors abandoned a cat and two kittens at their residence. The caller said she opened the window and got the kittens out and has since fed and watered them. The mother cat was still at the neighbor's house. The animals were picked up.

-MCSO received report of harassment on Washington Lane in Irrigon. The incident was under investigation.

-MCSO received request for deputy contact concerning vandalism at Hager Park in Heppner.

-MCSO received request for contact concerning obtaining a civil standby. She was advised she needed a signed order for a civil standby.

-MCSO received report of a disabled vehicle on I-84 Boardman. The subject said he had a flat tire and took so long to change it, his battery went dead and he needed a jump start.

-MCSO received report from a subject on Main St. in Heppner who said a pickup parked below her house and there was someone walking around it. MCSO was unable to locate the pickup.

-Boardman Ambulance received report of a 29-year-old female with a toothpick stuck in her foot. Boardman Ambulance responded, but the patient refused transport.

-Boardman Ambulance received report of a 34-year-old male lying on the floor vomiting. The subject was transported.

-Heppner Ambulance received report of a 97-year-old who had fallen and cut her face. She was transported.

**August 1:** -Morrow County Sheriff's Office received report from a female who said her friend called her and said her boyfriend hit her. Xavier Coria Ortiz was arrested on a Benton County warrant for Assault II and Theft III. He was lodged at Umatilla County Jail with \$5,000 bail.

-MCSO received report of cows out on Hwy. 730, Irrigon. OSP was advised and a deputy also responded. The deputy did not locate any cows.

-MCSO received report of goats out in the road on Kunze Rd., Boardman. MCSO responded and the goats were put back in the fence.

-MCSO, Boardman Ambulance received report of an elderly female who had fallen off the curb and hit her head at the Boardman I-84 rest area. Boardman Ambulance responded and transported her to Good Shepherd Hospital in Hermiston.

-MCSO Deputy advised he was out with a disabled vehicle on I-84 Boardman. The driver said she had just bought the car and then it died.

-MCSO received a juvenile complaint at Chase St. in Heppner.

-MCSO received report from a Heppner subject that a male was beating on her mother's door. She said she did not know who he was, but she believed he was looking for his girlfriend.

-Continued on next page.