

**OFFICE SPACE FOR RENT**

**FOR RENT: OFFICE SPACE FOR RENT IN HEPPNER.**

\$450 month includes electrical and heat.

Available Now Call David Sykes at Heppner Gazette. 541-676-9228

**PUBLIC NOTICE**

WEST EXTENSION IRRIGATION DISTRICT NOTICE OF ELECTION West Extension Irrigation District will have an election for the following positions: three year term beginning January 2017 for Division 5 (West Boardman); and three year term, beginning January 2017 for Division 3 (Irrigon). Minimum Qualifications: qualified elector in division and file district Nominating Petition by 4:00 p.m., Tuesday, October 4, 2016. To inquire about qualifications and/or pick up a Nominating Petition, please contact district office at 840 E. Hwy. 730, PO Box 100, Irrigon, OR 97844. 541-922-3814. Published: August 31, 2016 Affidavit

**PUBLIC NOTICE**

TRUSTEE'S NOTICE OF SALE T.S. No.: OR-16-703563-AJ Reference is made to that certain deed made by, ABRAHAM VARGAS as Grantor to MID-COLUMBIA TITLE COMPANY, as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR MANN FINANCIAL INC. D/B/A WESTCORP MORTGAGE, as Beneficiary, dated 7/27/2005, recorded 8/1/2005, in official records of MORROW County, Oregon in book/reel/ volume No. and/or as fee/ file/instrument/ microfilm/ reception number 05014524 and modified as per Modification Agreement recorded 7/3/2014 as Instrument No. 2014-34468 and subsequently assigned or transferred by operation of law to WELLS FARGO BANK N.A. covering the following described real property situated in said County, and State, to-wit: APN: 9064 5N2730-BB-00101 LOT 5, SANDZ ADDITION, IN THE CITY OF IRRIGON, COUNTY OF MORROW AND STATE OF OREGON. Commonly known as: 225 SE 7TH STREET, IRRIGON, OR 97844 The undersigned hereby certifies that based upon business records there are no known written assignments of the trust deed by the trustee or by the beneficiary and no appointments of a successor trustee have been made, except as recorded in the records of the county or counties in which the above described real property is situated. Further, no action has been instituted to recover the debt, or any part thereof, now remaining secured by the trust deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752(7). 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 86.752 (3) of Oregon Revised Statutes.

There is a default by grantor or other person owing an obligation, performance of which is secured by the trust deed, or by the successor in interest, with respect to provisions therein which authorize sale in the event of such provision. The default for which foreclosure is made is grantor's failure to pay when due the following sums: Delinquent Payments: Payment Information From Through Total Payments 10/1/2015 5/31/2016 \$5,494.17 Late Charges From Through Total Late Charges 10/1/2015 5/31/2016 \$0.00 Beneficiary's Advances, Costs, And Expenses Corporate Advances \$263.00 Suspense Credit (\$2.75) Escrow Advances \$1,093.66 Total Advances: \$1,353.91 TOTAL FORECLOSURE COST: \$1,380.65 TOTAL REQUIRED TO REINSTATE: \$7,135.07 TOTAL REQUIRED TO PAYOFF: \$72,404.89 By reason of the default, 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: The installments of principal and interest which became due on 10/1/2015, and all subsequent installments of principal and interest through the date of this Notice, plus amounts that are due for late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustee's fees, and any attorney fees and court costs arising from or associated with the beneficiaries efforts to protect and preserve its security, all of which must be paid as a condition of reinstatement, including all sums that shall accrue through reinstatement or pay-off. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents. Whereof, notice hereby is given that Quality Loan Service Corporation of Washington, the undersigned trustee will on 10/20/2016 at the hour of 10:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, Inside the main lobby of the County Courthouse 100 Court Street Heppner, Oregon 97836 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 Section 86.778 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. Other than as

shown of record, neither the beneficiary nor the trustee has 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 in interest to grantor or of any lessee or other person in possession of or occupying the property, except: Name and Last Known Address and Nature of Right, Lien or Interest ABRAHAM VARGAS 225 SE 7TH STREET IRRIGON, OR 97844 Original Borrower For Sale Information Call: 800-280-2832 or Login to: www.auction.com In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest to this 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. Pursuant to Oregon Law, this sale will not be deemed final until the Trustee's deed has been issued by Quality Loan Service Corporation of Washington. If any irregularities are discovered within 10 days of the date of this sale, the trustee will rescind the sale, return the buyer's money and take further action as necessary. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been 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 holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. 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. NOTICE TO TENANTS: TENANTS OF THE SUBJECT REAL PROPERTY HAVE CERTAIN PROTECTIONS AFFORDED TO THEM UNDER ORS 86.782 AND POSSIBLY UNDER FEDERAL LAW. ATTACHED TO THIS NOTICE OF SALE, AND INCORPORATED HEREIN, IS A NOTICE TO TENANTS THAT SETS FORTH SOME OF THE PROTECTIONS THAT ARE AVAILABLE TO A TENANT OF THE SUBJECT REAL PROPERTY AND WHICH SETS FORTH CERTAIN REQUIREMENTS THAT MUST BE COMPLIED WITH BY ANY TENANT IN ORDER TO OBTAIN THE AFFORDED PROTECTION, AS REQUIRED UNDER ORS

86.771. QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. TS No: OR-16-703563-AJ Dated: 5/31/2016 Quality Loan Service Corporation of Washington, as Trustee Signature By: Joseph Carroll, Assistant Secretary Trustee's Mailing Address: Quality Loan Service Corp. of Washington C/O Quality Loan Service Corporation 411 Ivy Street San Diego, CA 92101 Trustee's Physical Address: Quality Loan Service Corp. of Washington 108 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 IDSPub #0110426 8/10/2016 8/17/2016 8/24/2016 8/31/2016 Published: August 10, 17, 24 and 31, 216 Affidavit

**PUBLIC NOTICE**

NOTICE OF SHERIFF'S SALE On October 5th, 2016 at the hour of 1 pm the Morrow County Courthouse, 100 Court Street, Heppner, OR 97836, inside the lobby at the Front doors, the defendant's interest will be sold, subject to redemption, in the real property commonly known as: 340 West Union Street, Heppner, OR 97836. The court case number is 15CV165, where Deutsche Bank Trust Company Americas, F/K/A Bankers Trust Company, as Trustee for Saxon Asset Securities Trust 2001-2, Mortgage Loan Asset Backed Certificates, Series 2001-2, Plaintiff and Teresa Sue Flaiz; Richard F. Flaiz AKA Richard Frank Flaiz; Morrow County Abstract & Title Co., Inc., Occupants of the property, Defendants. The sale is a public auction to the highest bidder for cash or cashier's check, in hand, made out to Morrow County Sheriff's Office. For more information on this sale go to: www.oregonsheriffs.com/sales.htm Published: August 31, September 7, 14, and 21, 2016 Affidavit

**PUBLIC NOTICE**

NOTICE OF SHERIFF'S SALE On September 29, 2016 at the hour of 1 pm at the Morrow County Courthouse, 100 Court Street, Heppner, OR 97836, inside the lobby at the Front doors, Morrow County's interest will be sold, in the real property commonly known as: 78576 Parkside Road, Boardman Oregon. The legal description for the real property is Lot 8, Block 2, West Glen, in the County of Morrow and State of Oregon. This sale includes the Personal Property of a Manufactured Structure, Serial No. N59105038. Morrow County Court Order number OR-2016-8 is dated August 10, 2016. Sale is a public auction to the highest bidder for cash, cashier's check, money order or current letter of credit from a bank or lending institution in full on the day of the sale in hand, made out to Morrow County Treasury. The real market value of said property including manufactured structure is appraised at \$33,850.00. Opening bid of \$1000.00 will be required. All sales shall be deemed conditional until such time as the Morrow County Court formally accepts or rejects said sale. For additional information contact Morrow County

Sheriff's Office Chief Civil Deputy Ivy Zimmerman at 541-676-2504. Published: August 24, 31, September 7 and 14, 2016 Affidavit

**July Yard of the Month winner announced**



Gwen Healy was awarded Heppner Yard of the Month for July. -Photo by Kay Proctor

**By Kay Proctor**

Anyone trying to grow roses in the Heppner area realizes that the overabundant herd of city deer loves to snack on their buds and blooms. Local resident Gwen Healy has been able to grow enough roses in her yard to avoid total destruction so their colorful blooms can be appreciated. This ability has earned Healy the Yard of the Month recognition for July.

The neat and tidy house at 245 Center Street has chain link fencing to deter those grazing deer, but they do manage to make their way in. The backyard holds a large garden bed with vegetables and flowers inter-planted and Gwen has watched the deer feasting on its bounties.

When Gwen and her late husband Jack Healy moved in they were keeping a family tradition. Mike Kenny, Jack's grandfather, built the home in 1928, and built other homes in the area in the same charming style. The home's longest resident was the Healys' late aunt, Cecilia Bucknum.

The busy couple upgraded with a new roof and siding. Jack did the yardwork, but there were no roses at move-in time; Gwen added them later.

She realizes that somehow she has every colored rose except yellow, and hopes to correct that someday.

There are planters of annuals throughout the front and side yards, and Gwen says she gets a kick out of the volunteer zinnias and petunias returning.

Other plantings include forsythia and snowball shrubs. The peonies and irises brought from their previous home complement each other by blooming at the same time each spring. Underground sprinklers on a timer keep everything nice and green.

The Healys had lived in their previous home for 47 years, where they raised their children, Jerry, Jean Marie, Jim, John and Judy.

Gwen is originally from Minnesota and moved to Ione with her family, where she graduated from high school. She worked at various times for the saw mill's

union office, Gardner's Men Wear, Lott's Electric and the fabric store. Jack was a Heppner native and at one time worked at the Garibaldi Plywood Mill on the coast. Upon returning to town, he hired on at Morrow County Grain Growers.

After retirement, the two traveled to Hawaii for the 50th anniversary recognition of the Pearl Harbor attacks. Jack served on a small cruiser in the U.S. Navy during World War II and was able to keep up with shipmate reunions.

Gwen stays busy now with her 10 grandchildren and great-grandchildren, many who live locally. She works on her quilting and has given quilts to family, veterans, children services and fundraiser raffles. In the past she has volunteered at the grade school with a



A yard bell on Gwen Healy's home. -Photo by Kay Proctor

reading program, Meals on Wheels and at St. Patrick's Church.

She was recognized at the Chamber of Commerce's annual Town & Country event with 2005's Lifetime Achievement award and says that "volunteering is just part of living" to her.

Her favorite outdoor spot is the front porch, where she sits, using a blanket in cooler weather. Gwen mentions to be sure "to enjoy the good times" —and that probably includes stopping to smell the roses.

Yard of the Month recognition is sponsored by the Heppner Volunteers, MCCG-Green Feed & Seed, and the City of Heppner. Contact Kay Proctor for further information.

**BMCC releases summer honor roll**

Pendleton—Blue Mountain Community College summer term 2016 honor roll recognition went to the following full-time Morrow County students: Dean's List (3.40 to 3.84 GPA): Mary Evans. Honor Roll (3.0 to 3.39 GPA): Cindy Fuentes, KC Lissman, Sydney Qualls.