

PUBLIC NOTICE

TRUSTEE'S NOTICE OF SALE T.S. No.: OR-16-756973-AJ Reference is made to that certain deed made by, DENISE L WAL-LAIN as Grantor to MID-COLUMBIA TITLE COMPANY, as trustee, in favor of M&T MORTGAGE CORPORATION, as Beneficiary, dated 7/8/2002, recorded 7/30/2002, in official records of MORROW County, Oregon in book/reel/volume No. and/or as fee/file/instrument/microfilm/reception number 2002-5067 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: 4N2517-AA-00900 4N 25 17 AA, 900 LOT 5, BLOCK 2, COLUMBIA TERRACE ADDITION, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON. Commonly known as: 102 BLALOCK STREET, BOARDMAN, OR 97818-9697 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 sum: TOTAL REQUIRED TO REINSTATE: \$4,134.08 TOTAL REQUIRED TO PAYOFF: \$66,498.19 Because of interest, late charges, and other charges that may vary from day-to-day, the amount due on the day you pay may be greater. It will be necessary for you to contact the Trustee before the time you tender rein-

statement or the payoff amount so that you may be advised of the exact amount you will be required to pay. 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 8/1/2016, 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 6/20/2017 at the hour of 9:00:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, At the Front Entrance to the Morrow County Courthouse, located at 100 South Court Street, Heppner, OR 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 DENISE WAL-LAIN 102 BLALOCK STREET BOARDMAN, OR 97818-9697 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-16-756973-AJ Dated: 2/6/2017 Quality Loan Service Corporation of Washington, as Trustee Signature By: _____ Maria Montana, 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 #0122534 4/5/2017 4/12/2017 4/19/2017 4/26/2017 Published: April 5, 12, 19 and 26, 2017

HEPPNER GAZETTE-TIMES
 188 W Willow,
 Heppner OR
PHONE:
 541-676-9228
FAX:
 541-676-9211
 david@rapidsolve.net
 megan@rapidsolve.net
 editor@rapidsolve.net

Sheriff's Report

February 1: -A female in the Heppner area requested deputy contact from Morrow County Sheriff's Office regarding her boyfriend, who was threatening to burn her belongings while she was out of town. A deputy made contact.

-A person near I-84/Paterson Ferry, Boardman requested MCSO assistance with a roadside call; he advised he had had two near misses at that location already that day. MCSO responded.

-A female on County Line Road advised MCSO that her husband was making threats to her. MCSO responded; the husband was not there and the female was going to relocate for the night.

-Emergency medical services were requested for an elderly male out of Heppner, semi-conscious and breathing. The caller advised she was unable to get him out of bed and he did seem to be "with it" that day.

February 2: -Morrow County Sheriff's office was advised of a white pickup parked in the middle of the road on Clark's Canyon Road, Heppner, and the caller wanted it moved. The caller advised the windshield was iced over and they believed it had been there for a while.

-A male in Irrigon advised that someone went into his brother's home and did damage to the TV and the phone system. The caller advised he didn't know who it was or when it happened but he would like contact.

-A female in Boardman reported that she had a protection order against a female who just showed up at her residence.

-MCSO received a driving complaint regarding a gold Chevy all over the road on I-84 east, eating and driving and almost side-swiping several. Jerry Eugene Lane was arrested, cited and released for Driving Under the Influence of Intoxicants (DUII).

-MCSO was advised of an intoxicated person walking south on Hwy. 207 by the proctor residence. The caller advised he almost got hit by a car. MCSO responded and was unable to locate anyone.

-MCSO was advised that Umatilla County Sheriff's Office arrested Artura Celestino-Hernandez on an Irrigon Justice Court warrant for Failure to Appear on DUII.

February 3: -A female in Irrigon advised Morrow County Sheriff's Office that

she caught a stray dog in her house. She had advised MCSO of the dog before but deputies were unable to catch it. She advised the dog was a pit mix roughly a year old, nonviolent but shaking.

-Oregon State Police advised MCSO of a suspect in a burglary who was supposed to be at the I-84 rest area in Boardman, unknown if east or west side. Suspect was possibly armed. MCSO and Boardman PD responded to assist. Subject was arrested by OSP and lodged.

-A male in Lexington reported younger children on trail bikes all over the location, he was advised that they were too young to be riding the bikes. He could not give an exact location nor his name and phone number. MCSO was unable to locate the juveniles.

-MCSO was advised of a semi rollover on I-84 east; 70-plus gallons of diesel spilling out. The driver was not injured and there were no passengers. Boardman ambulance, Boardman fire, Boardman PD, Oregon State Police and HazMat all responded.

February 6: -A Morrow County Sheriff's Deputy advised he saw an accident on Tower Road in Boardman. MCSO, Boardman fire and Boardman ambulance responded. The subject refused medical and was given a courtesy ride to a residence.

-A male in Irrigon advised he had a blood clot he needed taken out of him and he was going to die over and over and over again. MCSO and Irrigon ambulance responded and the subject was transported to Good Shepherd Hospital.

-MCSO was advised of a female who was trying to get into a residence in Irrigon and needed to be serve a restraining order.

-A person at Irrigon Justice Court wanted to report a domestic situation in which every time the male half drank he became verbally abusive.

-A female at the Irrigon Shell advised that had a truck that had been parked at the store for three days. The caller was contacted by the subject's employer, who requested that she make contact with the driver to make sure he was all right, but she advised she wasn't comfortable going out to the truck and would like a deputy to respond.

-A deputy advised he was handed a subpoena concerning the Duane Ehmert trial.

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