

**PUBLIC NOTICE TRUSTEE'S NOTICE OF SALE** T.S. No.: OR-18-833064-SH Reference is made to that certain deed made by, JUAN R SANCHEZ MADRIGAL, A MARRIED PERSON as Grantor to FIDELITY NATIONAL TITLE INS CO, as trustee, in favor of WELLS FARGO BANK, N.A., as Beneficiary, dated 4/26/2007, recorded 4/30/2007, in official records of MORROW County, Oregon in book/reel/volume No. and/or as fee/file/instrument/microfilm/reception number 2007-19249 and modified as per Modification Agreement recorded 5/19/2017 as Instrument No. 2017-40254 and subsequently assigned or transferred by operation of law to Wells Fargo Bank, NA covering the following described real property situated in said County, and State. APN: 10271 / 4N2517-DA-05018 LOT 18, JUNIPER RIDGE #1, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON. Commonly known as: 525 JUNIPER DRIVE, BOARDMAN, OR 97818-8061 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: \$3,585.25 TOTAL REQUIRED TO PAYOFF: \$108,744.31 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 reinstatement 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 3/1/2018, 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 12/13/2018 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 Morrow County Courthouse, located at 100 Court St, 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 JUAN SANCHEZ-MADRIGAL 525 JUNIPER DRIVE BOARDMAN, OR 97818-8061 Original Borrower For Sale Information Call: 916-939-0772 or Login to: www.nationwideposting.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. TS No: OR-18-833064-SH Dated: 8/1/2018 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 #0143569 10/3/2018 10/10/2018 10/17/2018 10/24/2018 Published: October 3, 10, 17 and 24, 2018 Affidavit

## Catholic men to hold first Friday meeting

The men of St. Patrick's Catholic Church of Heppner and St. William's Catholic Church of Ione will hold their First Friday of the month meeting on Friday, Oct. 5 at the parish office in Heppner. The meeting will start at 6:45 a.m. and will be followed by First Friday Mass at 7:30 a.m.

ADVERTISE YOUR BUSINESS HERE! CONTACT MEGAN AT THE HEPPNER GAZETTE-TIMES 541-676-9228

## Sheriff's Report

The Morrow County Sheriff's Office has released the following information:

**July 6 (cont.):** Morrow County Sheriff's Office received a report on SE Utah Ave, Irrigon that a Dodge Dakota is speeding towards Tenth.

-MCSO received a report at Turquoise Yeti Coffee Company on W Main St, Ione that kids show up and advised their dad was beating up their mom at their house.

-MCSO received a report on NW Gale St, Heppner that his bag with checks and money was taken from his vehicle today.

-MCSO received a report at Wilson Rd Trailer Park on Wilson Rd SW, Boardman of six rounds fired. Unable to locate.

**July 8:** Morrow County Sheriff's Office received a report on E Hwy 730, Irrigon that just east of the mile marker it looks like debris from a pickup truck all over the road. Referred to other agency.

-MCSO received a report at Umatilla National Wildlife Refuge on River-view Ln, Irrigon that there are tracks going around the back gate of the Refuge. Deputy responded and located cut fence, forwarded information to Federal Wildlife officer.

-MCSO received a report on SW Second St, Irrigon that her neighbor's dog is in her yard and growling at her. RP advised the dog is usually tied up. Deputy responded, dog was returned to owner and owner was advised they would be cited the next time the dog is loose.

-MCSO received a report on Hwy 207 Echo, Lexington that RP is following a green Suburban, unable to maintain lane. Referred to other agency.

-MCSO received a report that Anthony Craig Jones was arrested by BPD on MCCC warrant.

-MCSO received a report at Colt's Café on N Main St, Heppner that they have a purse of a woman that left it at the café. RP advised they were heading to the OHV park. Purse will be mailed to owner.

-MCSO received a report on I 84 E, Boardman of a disabled vehicle. RP did not see anybody at the vehicle and there is no smoke visible. Looks like the vehicle hit the metal barrier when taking the exit. Referred to other agency.

-MCSO received a report on I 84 E, Boardman of a DUII, 2009 Kia Spectra. Referred to other agency.

-MCSO received a report on Pole Line Rd, Boardman of an attempted burglary at the shop.

-MCSO received a calls from multiple callers on I 84 W, Stanfield reporting a grass fire in the median. Referred to other agency.

-MCSO received a report on E Main St, Ione from a subject looking for long term treatment. Advised he is not suicidal now but wants long term treatment. CCS was advised.

-MCSO received a report at Dee Cox Rd/Hwy 74, Heppner that RP broke down along the Western Route Rd and walked a long way before he was given a ride to current location. RP advised his feet were blistered and he needed assistance. Deputy responded and provided subject with a courtesy ride to Stanfield.

-MCSO received a report on Hwy 74, Heppner that a doe was hit, is still moving. Side of the road passing golf course. Unable to locate.

-MCSO received a report on China Ditch Ln, Irrigon that subject is drunk and there was a fight.

-MCSO received a report on Rippee Rd, Board-

man of loud music. Deputy provided the resident with info on the county code in regards to noise as a public nuisance.

-MCSO received a report on I 84 W, Boardman of a disabled vehicle. No one around the vehicle, well off the shoulder.

-MCSO received a report at Knights Inn/Village Restaurant on First St NW, Boardman that boyfriend texted he was in danger at the restaurant. She is not sure what is going on but he is not answering his phone. Complete, contact made with the male.

-MCSO received a report on I 84 E, Boardman that a white car with Oregon plate is swerving all over the road 60 mph. Referred to other agency.

**July 9:** Morrow County Sheriff's Office received a tip that subject was at the Irrigon Shell. Juan Rodriguez Pacheco was arrested by MCSO for criminal trespass. Lodged at UCJ, no bail.

-MCSO received a report at SE Idaho Ave/SE Thirteenth St, Irrigon that the two abandoned houses nearby are having a lot of activity going on tonight. Area was checked, individuals were out there looking for an individual.

-MCSO received a report at Beef Northwest on Taggares Ln, Boardman that Frontier dispatch got a call about an accident but the call was disconnected. Unsure what is going on. Unable to locate.

-MCSO received a report on I 84 W, Boardman that a blue semi cut off the RP and caused them to go into the gravel. Unable to locate.

-MCSO received a report at I 84 W/Tower Rd, Boardman of two people walking all their belongings away from a vehicle. RP thought it was strange. MCSO and BPD made contact with the RO of the vehicle and the subject walking.

-MCSO received a report at the Bart building on NE Court St, Heppner of vandalism.

-MCSO received a report on Pole Line Rd, Boardman of attempted theft, just found out steam cleaner was taken.

-MCSO received a report on I 84 E, Boardman that a silver blue Honda almost caused MVA.

-MCSO received a report at Linden Way/Hinton St, Heppner that a tractor pulling a piece of equipment is speeding through town. MCSO made contact with the driver and spoke to him about his driving habits.

-MCSO received a report on I 84 E, Boardman of a huge tire in the lane causing people to swerve.

-MCSO received a report that Roberto Lopez Barajas was arrested by UCSO, cited and released.

-MCSO received a report on SE Utah Ave, Irrigon that a light grey Ford Edge and blue car came down the road at a high rate of speed, blue car was about six feet from the lead car. RP advised it may have been being towed. Two women drivers. Unable to locate.

-MCSO received a report on Pioneer Ln, Boardman that her husband has been drinking and she is having trouble with him. Unfounded.

-MCSO received a report on W Seventh Rd, Irrigon that her foster son and husband had been in a verbal dispute, 15 year old male subject took off walking.

-MCSO received a report at SE Division St/E

Hwy 730, Irrigon that a vehicle almost hit him, vehicle heading towards Boardman on Hwy 730. Referred to other agency.

-MCSO received a report on Diamond Ring Ln, Irrigon that dog just got attacked by the neighbor's dog in her yard. Latisha Sue Rodriguez was issued citation for maintaining dog as a public nuisance.

-MCSO received a report on Dee Cox Rd, Heppner that there is a vehicle that keeps going up and down Dee Cox Rd. They have never seen the vehicle before. RP advised that the vehicle has Kansas plate, unsure why they keep going up and down the road. Unable to locate.

**July 10:** Morrow County Sheriff's Office received a report at Sergio's Mexican Restaurant on E Hwy 730, Irrigon that the thought he heard two gun shots. Unsure if it is that or the wind hitting on something. Unable to locate.

-MCSO received a report on Hwy 730, Boardman that there was vandalism and locks cut at the substation that has caused the outage.

-MCSO received a report at Paterson Ferry Rd/I 84 W, Boardman that there is a suspicious male who advises he is out of gas. Unable to locate.

-MCSO received a report at Port of Morrow Freezer on Lewis and Clark Dr, Boardman that their work pickup is missing.

-MCSO received a report on California Ln, Irrigon that there are two dogs on the property causing problems with her dogs.

-MCSO received a report on I 84 E, Boardman of a green pickup full of children without seatbelts. MCSO made contact with the vehicle, warning.

-MCSO received a report at Mountain Glen Apartments on NE Pioneer Dr, Heppner that RP believes children are home without an adult.

-MCSO received a report on Hwy 730, Boardman of a vehicle doing between 40 and 60, all over the lane. Unable to locate.

-MCSO received a report at Heppner City Hall on N Main St, Heppner that city hall and Chamber both received prank calls at about the same time alleging there was dog fighting in the area.

-MCSO received a report on SE Gilmore St, Heppner that a male subject is refusing to leave the address. Made contact with RP, male subject willingly moved all of his belongings and moved out.

-MCSO received a report on W Seventh Rd, Irrigon of juveniles in a fight and one is bruised up pretty bad. Deputy responded with DHS.

-MCSO received a report at Columbia River Ranch on Kunze Ln, Boardman that someone stole subject's iPad at the ranch. RP called back and advised to disregard.

-MCSO received a report on County Line Rd, Hermiston that there was a vehicle in the field south of her residence, vehicle is driving in the field currently.

-MCSO received a report on SE Hill St, Heppner that he had just pulled into his yard and subject was in his yard. They scuffed, he recognized the male and scolded him then the male took off. RP would like the male trespassed.

DEADLINE: MONDAYS AT 5PM