

PUBLIC NOTICE
IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MORROW

In the Matter of the Estate of SHIRLEY J. McNARY, Deceased. No. 18PB08879 NOTICE TO INTERESTED PERSONS NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned personal representative at the office of Monahan, Grove & Tucker, 105 N. Main, Milton-Freewater, OR 97862 (attorneys for the personal representative), within four months after the date of first publication of this notice, or the claims may be barred.

All persons whose rights may be affected by the proceedings may obtain additional information from the records of the court, the personal representative, or the attorneys for the personal representative. Dated and first published DECEMBER 26, 2018. MARLA J. McNARY Personal Representative SUBMITTED BY: Molly Tucker Hasenbank, OSB #133818 MONAHAN, GROVE & TUCKER Attorneys at Law 105 N. Main St Milton-Freewater, OR 97862 Phone: (541)938-3377 Fax: (541)938-6112 molly@mgtlegal.com Published: December 26, 2018, January 2 and 9, 2019 Affidavit

ENITRETY as Grantor to MORROW COUNTY ABSTRACT & TITLE CO., INC as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for AEGIS MORTGAGE CORPORATION DBA NEW AMERICA FINANCIAL, Beneficiary of the security instrument, its successors and assigns, dated as of August 6, 2001 and recorded on August 16, 2001 as Instrument No. 2001-1998 and the beneficial interest was assigned to *Corrective* Bank of America, N.A. and recorded May 18, 2018 as Instrument Number 2018-42292 of official records in the Office of the Recorder of Morrow County, Oregon to-wit: APN: R00332 A TRACT OF LAND IN SECTION 27, TOWNSHIP 2 SOUTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LYING WEST A DISTANCE OF 45.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE NORTH A DISTANCE OF 140.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE WEST A DISTANCE OF 55.00 FEET TO A POINT; THENCE NORTH DISTANCE OF 100.00 FEET TO A POINT; THENCE EAST A DISTANCE OF 55.00 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION Commonly known as: 235 CHURCH STREET, HEPPNER, OR 97836 Both the Beneficiary, BANK OF AMERICA, N.A., and the Trustee, Nathan F. Smith, Esq., OSB #120112, have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and notice has been re-

corded pursuant to Section 86.735(3) of Oregon Revised Statutes. The default for which the foreclosure is made is the Grantor's failure to pay: Failed to pay payments which became due Monthly Payment(s): 2 Monthly Payment(s) from 12/01/2017 to 01/01/2018 at \$663.97 9 Monthly Payment(s) from 02/01/2018 to 10/01/2018 at \$702.51 Monthly Late Charge(s): 11/7/2018 By this reason of said default the Beneficiary has declared all obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit: The sum of \$42,413.95 together with interest thereon at the rate of 7.37500% per annum from November 1, 2017 until paid; plus all accrued late charges thereon; and all Trustee's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the terms of said Trust Deed. Wherefore, notice is hereby given that, the undersigned Trustee will on March 19, 2019 at the hour of 01:00 PM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, Front Entrance, Morrow County Courthouse, 100 South Court Street, Heppner, OR 97836 County of Morrow, 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 86.753 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 or 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. 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. 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" includes their respective successors in interest, if any. Dated: 11/7/2018 By: Nathan F. Smith, Esq., OSB #120112 Successor Trustee Malcolm & Cisneros, A Law Corporation Attention: Nathan F. Smith, Esq., OSB #120112 c/o TRUSTEE CORPS 17100 Gillette Ave, Irvine, CA 92614 949-252-8300 FOR SALE INFORMATION PLEASE CALL: Auction.com at 800.280.2832 Website for Trustee's Sale Information: www.Auction.com ISL Number 53018, Pub Dates: 12/26/2018, 01/02/2019, 01/09/2019, 01/16/2019, HEPPNER GAZETTE TIMES Published: December 26, 2018, January 2, 9 and 16, 2019 Affidavit

PUBLIC NOTICE
Estate of Matthew Kegler Notice to Interested Persons (No. 18PB05795)
In the Circuit Court of the State of Oregon for the County of Morrow, Probate Department. In the Matter of the Estate of Matthew Kegler, Deceased. Notice is hereby given that Brooks F. Cooper has been appointed as personal representative of the above estate. All persons having claims against the estate are required to present them to the undersigned personal representative in care of the undersigned attorney at: 4949 Meadows Road, Suite 600, Lake Oswego, Oregon, 97035 within four months after the date of first publication of this notice, as stated below, or such claims may be barred. All persons whose rights may be affected by the proceedings in this estate may obtain additional information from the records of the Court, the personal representative or the attorney for the personal representative. Dated and first published January 2, 2018 BROOKS F. COOPER Personal Representative c/o Stephanie Carter, OSB No. 093064 DRANEAS & HUGLIN, P.C. Attorney for Personal Representative 4949 Meadows Road, Suite 600 Lake Oswego, OR 97035 Published: January 2, 9 and 16, 2019 Affidavit

PUBLIC NOTICE
UMATILLA ELECTRIC COOPERATIVE Non-Discrimination Statement
In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited

from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. This institution is an equal opportunity provider and employer. Published: January 9, 2018 Affidavit

PUBLIC NOTICE
TS No. OR05000063-18-1 APN R00332 TO No 8733223 TRUSTEE'S NOTICE OF SALE Reference is made to that certain Trust Deed made by, WILLIAM MADDERN AND SALLY MADDERN, AS TENANTS BY THE

188 W. Willow P.O. Box 337 Heppner, OR 97836 david@sykesrealestate.net

Owner/ Broker David Sykes



www.sykesrealestate.net

Broker Chris Sykes
25 SW Emigrant Pendleton, OR 97801 chris@sykesrealestate.net

\$365,000
Boardman
Nice parcel near residential neighborhood and also close to the new Boardman City Center. City water and sewer available 5.9 acres m/l

\$23,000
A 3 bedroom 1 bath single wide mobile home in Lexington. This is a fixer upper. The septic system is not working
240 WATER STREET, LEXINGTON

NEW LISTING!
\$79,000
2 bedroom 1 bath home in quiet neighborhood. 964 square foot with electric baseboard heat
330 W UNION AVE, HEPPNER

\$149,000
Four bedroom, 2 bath home with lots and lots of upgrades like a new tankless water heater, new propane heater, new dishwasher, new garbage disposal and carpeting. Includes a big finished shop/garage with an upstairs. Large yard with partial underground sprinklers, and city alleyway access for parking in the back. Recent foundation work make this home ready to finance and move into. Call for your appointment.
570 N GALE ST HEPPNER

REDUCED \$65,000
3 Bedroom 2 bath 1978 Fleetwood Manufactured home in good condition. Has parking outback for your RV and "toys". Wood stove keeps home warm, and has AC for the summer. All appliances including washer and dryer included.
315 LINDEN WAY, HEPPNER

\$79,000 NEW LISTING!
Here's a chance to have your own secluded 32.55 acres in the country. Manufactured home is uninhabitable. Good well. Septic condition unknown. Two parcels one on West side of Hwy 74 the other on the East. Willow Creek runs through the property however no water rights
66791 HWY 74, IONE

NEW LISTING!
\$75,000
Looking for a place for your business here it is. Main Street frontage with large display windows. about 1296 square feet of office and retail area. Includes a metal storage shed out in the back. Is on city sewer but currently line will not drain to the city main. Currently has a second hand store there but sale is for building and property only. All personal items will be removed at closing
369 N MAIN ST, HEPPNER

\$89,000
2 apartments and shop building for Sale in Lexington On the bottom floor is a former auto body shop. 1 bedroom apartment renting for \$350. Upstairs is a 2 bedroom apartment renting for \$400. Owner will carry contract, \$10,000 down, 4% 10 years.
145 E. MAIN, LEXINGTON

\$275,000
Top of the world view Or at least top of the town. Great view of Heppner from the exciting 4 bedroom 2.1 bath home on the hill overlooking the fairgrounds. Visit with friends and family while preparing meals in your beautiful open kitchen. Enjoy the expansive carpeted living room in this one of a kind home. Must see to fully appreciate, call for an appointment today.
380 N THOMPSON ST, HEPPNER

\$75,000
Cozy 3 bedroom 1 bath home one block from the Grade school and close to the park
195 QAID STREET, HEPPNER

\$30,000
Large level lot. City water at site sewer across Hwy. Corner lot with 2 access near edge of city limits.
525 LINDEN WAY, HEPPNER

\$59,000
Large 4 bedroom 1 bath home in Heppner. Big front yard near to grade school. Needs some TLC and will make a nice big home for you. Call for a look.
170 QAID STREET, HEPPNER

\$35,000
PRICE REDUCED!
Perk & Brews business in Ione, OR. Serving Breakfast, lunch and dinner. All inventory and equipment included in sale. Business only no real property. Ice maker, beer cooler, ice cream maker, pizza ovens and much more. Everything you need to run the business. Has lottery and beer and wine license. Owner will help with transfer to new owner. Financials available to serious buyers. Call for an appointment to see.
425 MAIN ST, IONE

PRICE REDUCED!
\$149,000
Seclusion and privacy on your own 50 acres in the country. Good well and septic with a 3 bedroom 2 bath older mobile home on the property. Small piece of Conservation Reserve Program land with 2.5 years left brings in some yearly income. This is one of those hard to find country properties you've been looking for. Give me a call for your showing of the property. Good well & septic
68354 BERGSTROM LN M

\$147,000
2015 3 bed 2 bath manufactured home with beautiful cabinetry. All appliances stay. Private fenced back yard, storage shed, carport
1040 TUTUILLA RD, PENDLETON

\$55,000
This is a classic Victorian style home with lots of the old original woodwork. It is a fixer upper and needs work done. Seller says bring me an offer!
180 S CHASE STREET, HEPPNER