

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 ENTIRETY 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 DIS-

TANCE 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 recorded 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 neu-

ter, 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

Sheriff's Report

-Continued from PAGE FOUR

October 18: Morrow County Sheriff's Office received a report that Brian Harold Seelye was arrested by HPD on IJC warrant. Lodged at UCJ, bail of \$6,000.

-MCSO received a report on NE Main Ave that there was a small dog came charging our of the house towards the RP and he advised the owner needs to be talked to because the yard isn't fenced and the dog needs to be on a leash. Unfounded.

-MCSO received a report at I 84 W, Boardman that OSP has a failure to yield at 110 mph, finally yielding.

-MCSO received a report at JVB Dairy on Morter Ln that one of his cows was shot up in one of his fields. RP wanted it reported because he has heard that this has been going on with other people in lone.

-MCSO received a report at Riverview Mobile Court on E Hwy 730 that a light brown dog keeps jumping on her and her friend when they go outside. The dog has come into her house three times today.

-MCSO received a report on I 84 E that a log truck has a drive wheel that is wobbling and driver doesn't seem to be aware. Unfounded.

-MCSO received a report at Idaho/Columbia that a male is snooping around properties. MCSO responded, no action taken.

-MCSO received a report at Heppner High School on NW Morgan St of MVA in the upper parking lot.

-MCSO received a report on I 84 E of white newer Hyundai Accent that was swerving all over the road. Unable to locate.

-MCSO received a report on SE Utah Ave that a black Journey with female driver was speeding through Utah headed towards Tenth.

-MCSO received a report on I 84 E that vehicle that looks like a Subaru with two older females was making inappropriate hand gestures. Referred to other agency.

-MCSO received a report at SE Division St/SE California Ave that someone is parked on the side of the road and the back of the car is on the roadway. Unable to locate.

-MCSO received a report on SE Fifth St that there is a suspicious vehicle parked by the fence at her house. Advised it is a green van that is not running. She is unsure who it belongs to. Deputies recovered a stolen vehicle.

October 19: Morrow County Sheriff's Office received a report that Armando Ferrer Ladino was arrested by Tualatin PD on IJC warrant. Subject lodged at Washington County Jail with a hold for a shuttle.

-MCSO received a report at Bank of Eastern Oregon on N Main St. that there is a Toyota parked in the parking lot with the vehicle running, unknown who is in the vehicle. RP advised that they work at the bank and has not seen this vehicle before. RP called back and advised we could disregard, employee brought a different vehicle to work today.

-MCSO received a report at SE Eleventh St/SE Idaho Ave that a dog is roaming around the area. Unable to locate.

-MCSO received a report on I 84 W that a vehicle is swerving all over the road. Referred to other agency.

-MCSO received a report at Hager Park on SE Hager St of a short brindle colored female dog. RP advises it is a friendly dog.

-MCSO received a report on Willow Fork Dr that his ex-wife is attempting to gain access to his residence.

-MCSO received a report at residence on Kunze Ln that another female stole all of her clothes.

Owner/Broker David Sykes
 188 W. Willow P.O. Box 337
 Heppner, OR 97836
541-980-6674
 david@sykesrealestate.net



www.sykesrealestate.net

Broker Chris Sykes
 25 SW Emigrant
 Pendleton, OR 97801
 chris@sykesrealestate.net
541-215-2274

\$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!

Two parcels Total 32.55 Acres w/ X

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 QUAD 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 QUAD STREET, HEPPNER

\$35,000

PRICE REDUCED!

Perk & Brews business in lone, 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