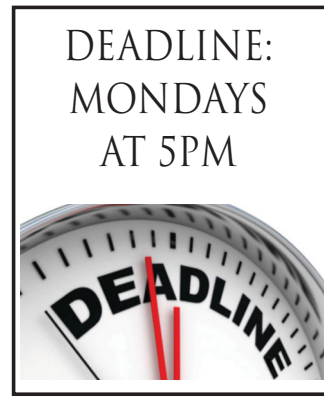


TER OF SECTION 9; THENCE NORTH 1320 FEET; THENCE WEST 660 FEET; THENCE SOUTH 1320 FEET; THENCE EAST 660 FEET TO THE POINT OF BEGINNING. Commonly known as: 68748 WHEATLAND RD, LEXINGTON, OR 97839 Both the Beneficiary, Compeer Financial, FLCA SBM to AgStar Financial Services, FLCA, and the Trustee, Nathan 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): 4 Monthly Payment(s) from 07/01/2018 to 10/01/2018 at \$2,053.13 2 Monthly Payment(s) from 11/01/2018 to 12/01/2018 at \$2,628.20 Monthly Late Charge(s): 1 Monthly Late Charge(s) 12/19/2018 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 \$191,996.19 together with interest thereon at the rate of 5.12500% per annum from June 1, 2018 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 May 2, 2019 at the hour of 12:00 PM, Standard of

Time, as established by Section 187.110, Oregon Revised Statutes, Court Street entrance steps to the Morrow County Courthouse, 100 Court St, 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. Pro-

spective 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: 12/19/2018 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: In Source Logic at 702-659-7766 Website for Trustee's Sale Information: www.insourcelogic.com ISL Number 54343, Pub Dates: 01/30/2019, 02/06/2019, 02/13/2019, 02/20/2019, HEPPNER GAZETTE TIMES Affidavit



INVITATION TO BID
For
MORROW COUNTY
KEENE BRIDGE & SNYDER BRIDGE WIDENING PROJECT
MORROW COUNTY PUBLIC WORKS DEPARTMENT
MORROW COUNTY, OREGON
February, 2019

Sealed Bids for the "KEENE BRIDGE & SNYDER BRIDGE WIDENING PROJECT" will be received by the Morrow County Public Works Department, 365 West Highway 74 (P.O. Box 428), Lexington, Oregon, 97839, until 2:30 p.m. local time on February 20, 2019. First Tier Subcontractor Disclosure Forms will be accepted until 4:30 p.m. local time on February 20, 2019. The bids will be publicly opened and read at the Morrow County Public Works Department, 365 West Highway 74, Lexington, Oregon, at 3:00 p.m. local time on February 20, 2019.

A mandatory pre-bid meeting will be held onsite, commencing at the Snyder Bridge, on February 11, at 1:00 p.m.

The County may reject any bid not in compliance with all prescribed public bidding procedures and requirements, and may reject for good cause any or all bids upon a finding of the County that it is in the public interest to do so. The bidder must be registered with the Construction Contractors Board.

Estimated Cost Range: \$200,000 to \$250,000

The work will consist of removing the existing bridge decks, installing widening beams, installing Agency supplied corrugated bridge decking, furnish and placing asphalt concrete pavement, furnish and install bridge railing and guard rail, and minor roadwork at bridge approaches. The Morrow County Public Works Department will be in charge of road closures and traffic control for this project.

The project consists of, but may not be limited to the following total estimated unit cost quantities:

Mobilization, Lump Sum.1; Saw cut existing asphalt, 100 ft.; Remove existing asphalt wearing surface, 202 sq. yds; Remove existing bridge decking, 1810 sq. ft.; Install Agency supplied corrugated decking, 245 sq. yds.; Furnish & install W27x102 beams, painted, 19176 lbs.; Furnish & install bearing pads, 8 each; Furnish & install 2" electrical conduit, 100 ft.; Thrie beam bridge rail, 163 ft.; 3/4"-0" aggregate base, 10 tons; Level 3, 1/2 inch Asphalt Concrete Pavement, 70 tons; Thrie beam rail transition, 8 each; W3 Guard rail Flares, 8 each; Guard rail end pieces, 8 each.

This is a MORROW COUNTY Project by and through THE MORROW COUNTY PUBLIC WORKS DEPARTMENT, fully funded by Morrow County and is subject to the current Oregon Bureau of Labor and Industries (BOLI) Prevailing Wage Rates.

A Bid Bond in the amount of 10% of the bid amount is required with the proposal. Performance and Payment Bonds in the amount of the contract bid amount will be required of the successful bidder.

The County will award the contract at the February 27, 2019 Board of Commissioner's Meeting held at the Morrow Bartholomew Building, 110 N. Court St., Heppner, Oregon, starting at 9:00 a.m. Contract Work will commence within five (5) calendar days of the Notice to Proceed. The contractor shall complete all work required in the contract within sixty (60) calendar days of the Notice to Proceed.

The contractor will not be required to have an asbestos abatement license under ORS 468A.720.

Plans and Bidding Documents may be obtained at <http://www.co.morrow.or.us/rfps> or by contacting the Morrow County Public Works Department at (541) 989-9500.

For additional information, questions or concerns, contact Sandi Pointer by e-mail at spointer@co.morrow.or.us or by phone at (541) 989-9500.

MORROW COUNTY is an equal opportunity employer.

Matt Scrivner
Morrow County Public Works Director.

Published: Jan 30, Feb 6, Feb 13, Feb 20, 2019
Affidavit

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Owner/Broker David Sykes



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

541-980-6674



Information deemed correct not guaranteed

www.sykesrealestate.net

Broker Chris Sykes



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

541-215-2274

\$95,000
NEW LISTING!
Spend your free time enjoying your home, because this owner has already made the upgrades to this cozy 2 story house on a dead end street in Heppner. New plumbing and wiring, dependable metal roof and a nice looking outside paint job make this property ready to move into. One room upstairs now an office. Call me to get a tour and see for yourself all that has been done to this home. And appliances are included in the sale too.
540 S Main Heppner

\$85,000
NEW LISTING!
Sit out and enjoy a cup of coffee with this two story 4 bedroom home on a dead end street in Heppner. Great views of town off both front and back decks. Yard for the kids or your pets, partial basement and a tool shed out back.
520 S Main Heppner

When you are ready to sell your home
Call Sykes Real Estate
We Offer FREE Price Analysis
Extensive Advertising of Your Property
Internet - Newspaper - Flyers
We are local to better service your listing
Call David to List Your Property
541-980-6674

\$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

\$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!
SALE PENDING
\$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 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 setback 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
Two parcels Total 32.55 Acres. Location of old unlivable mobile home.
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

\$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

\$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

PRICE REDUCED!
\$149,000
SALE PENDING
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. Large lot with 2.5 acres of preserve program land with 2.5 year old orange grove with 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