

PUBLIC NOTICE

TRUSTEE'S NOTICE OF SALE T.S. No.: **OR-18-846533-SH** Reference is made to that certain deed made by, **ERIK WENBERG AND CYNTHIA WENBERG, AS TENANTS BY THE ENTIRETY** as Grantor to **MID-COLUMBIA TITLE COMPANY**, as trustee, in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. ("MERS")**, as **ASSIGNS**, as Beneficiary, dated **3/19/2004**, recorded **3/29/2004**, in official records of MORROW County, Oregon in book/reel/volume No. and/or as fee/file/instrument/microfilm/reception number **2004-10568** and modified as per Modification Agreement recorded 12/4/2012 as Instrument No. 2012-31280 and subsequently assigned or transferred by operation of law to **New Residential Mortgage Loan Trust 2018-3 c/o Citibank, N.A.** covering the following described real property situated in said County, and State. **A P N : 2S2627DD01900** ALL THAT FRACTION OF LOT 1, BLOCK 1, LOONEY'S ADDITION, IN THE CITY OF HEPPNER, COUNTY OF MORROW AND STATE OF OREGON LYING WEST OF JONES STREET AND THE EAST 50 FEET OF LOT 2, BLOCK 1 OF SAID LOONEY'S ADDITION; EXCEPTING THEREFROM THE SOUTH 47.2 FEET OF BOTH LOTS. Commonly known as: 595 JONES ST, HEPPNER, OR 97836 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: \$11,684.48 TOTAL REQUIRED TO PAYOFF: \$143,971.90 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 8/1/2018, 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 **2/4/2020** at the hour of **1:00 PM**, 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 Cynthia Wenberg 595 JONES ST HEPPNER, OR 97836 Original Borrower Erik Wenberg 595 JONES ST HEPPNER, OR 97836 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.** TS No: **OR-18-846533-SH** Dated: 9/18/2019 Quality Loan Service Corporation of Washington, as Trustee Signature By: Timothy Donlon, Assistant Secretary Trustee's Mailing Address: Quality Loan Service Corp. of Washington 108 1st Ave South, Suite 202, Seattle, WA 98104 Toll Free: (866) 925-0241 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 # 0156872 10/16/2019 10/23/2019 10/30/2019 11/6/2019**

PUBLIC NOTICE
MORROW COUNTY LAND USE HEARING
THE MORROW COUNTY BOARD OF COMMISSIONERS will hold the following hearing of public interest on Wednesday, November 13, 2019, at 9:00 a.m. at the Community Meeting Room of the Oregon Trail Public Library in Irrigon, Oregon. Comprehensive Plan and Zoning Amendments AC-130-19, ACM-131-19, and AZM-132-19: Port of Morrow, applicant, and Kaizen Holdings, LLC, owner. The two subject properties are described as tax lot 100 of Assessor's Map 4N 26E 9 and tax lot 1700 of Assessor's Map 4N 25E (24). The request is to rezone approximately 89.6 acres of land located on Paterson Ferry Road, taking exceptions to State-wide Planning Goals 3, 11, and 14 to convert agricultural land to urban industrial land; and to change the zoning of the subject property from EFU to Port Industrial (PI). The request is to also rezone approximately 89.6 acres of land located on Bombing Range Road to convert rural industrial land to agricultural land; and to change the zoning of the subject property from General Industrial (MG) to EFU. Criteria for approval includes Morrow County Zoning Ordinance Article 8 Amendments and the Morrow County Comprehensive Plan Review and Revision Process. This is the second of at least two public hearings with the final hearing before the Board of Commissioners. Opportunity to voice support or opposition to the above proposal or to ask questions will be provided. Failure to raise an issue in person or by letter or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on those issues. Copies of the staff report and all relevant documents will be available after November 1, 2019. For more information, please contact Carla McLane at 541-922-4624 or by email at cmclane@co.morrow.or.us. DATED this 21st day of October 2019. **MORROW COUNTY PLANNING DEPARTMENT** Published: October 23, 2019 Affidavit

BUDGET COMMITTEE OPENING
The governing body of Morrow County is seeking letters of interest to serve on its budget committee, as a member, for a three-year term, effective July 1, 2019 to June 30, 2022. The governing body, per ORS 294.414, shall establish a budget committee that consists of the members of the governing body and a number, equal to the number of members of the governing body. The members of the budget committee shall receive no compensation for their services as members of such committee. Appointive members of the budget committee may not be officers, agents or employees of Morrow County. If you are interested in serving as a member of the Morrow County budget committee, submit a letter of interest no later than November 6, 2019 to the Finance Department, PO Box 867 Heppner, OR 97836 or in person, by 5:00 pm, at the Bartholomew Building 110 North Court Street Ste. 109 Heppner, OR. The governing body will be presented with the letters of interest at the November 13, 2019 Board of Commissioners public meeting in Irrigon, Oregon. If you have any questions please contact Kate Knop, Finance Director, at 541-676-5615. Published October 23, 2019

THOMAS ORCHARDS
Kimberly, Oregon
Redi-pick Available
◆ Plums
◆ Prunes
◆ Apples
◆ Apples from bin \$.65/lb.
U-PICK available on Weekends
Open 7 days a week 8 am-6pm ONLY
WE WILL CLOSE FOR THE SEASON OCTOBER 31
BRING CONTAINERS FOR U-PICK
CHECK US OUT ON FACEBOOK FOR UPDATES
541-934-2870

The Heppner Gazette-Times wants pictures of your trophy animals from this hunting season. Stop by to have your picture taken, drop off photos, mail them to PO Box 337 in Heppner, email them to editor@rapidservice.net or text cell phone photos to 541-980-6674.



Sheriff's Report (continued)

June 22 (cont.): Morrow County Sheriff's Office received a report at Strebin Farm on E Oregon Ln, Irrigon that they saw somebody come up on Strebin's Farm. He was notified it was private property and the male subject tried to pick a fight. Jeremy Quentin Peppinger was arrested by MCSO for criminal trespass, lodged at UCJ, Bail \$1,000, vehicle impounded by Bert's. MCSO received a report on SE Utah Ave, Irrigon of a white Cadillac speeding down Utah. MCSO received a report at Bull Prairie Campground of 4-wheelers driving through the campground in the day use area. Verbal warnings for driving 4-wheelers through camp. MCSO received a re-

port on SE Thomas Ave, Irrigon that six or so juveniles were riding around on quads without helmets. MCSO received a report at NW Washington/First St that a man was dropped off by a van and is rifling through some bags and walking back and forth across the street. MCSO received a report on Parkside Rd, Boardman of 18-year-old male not breathing. Assisted. MCSO received a report on SE Utah Ave, Irrigon that RP got woke up by someone playing loud music. Unable to locate. **June 23:** Morrow County Sheriff's Office received a report on SE Utah Ave, Irrigon that a house is playing loud music at varying volumes. MCSO found

and made contact with a house on Knapp St. They advised they would try to keep it down. MCSO received a report on SE Utah Ave, Irrigon that a black Chevy flatbed goes to the swoops, comes in at a high rate of speed. MCSO received a report on SE Utah Ave, Irrigon that a white Lexus spun around the corner onto Eighth. Unable to locate. MCSO received a report that Brian Harold Seelye was arrested by Stanfield PD on IJC warrant. Lodged at UCJ, bail \$6,000. MCSO received a report on Linden Way, Heppner that there is someone outside her house with a flashlight and it is making

her nervous as they seem to be moving closer to the house. Unable to locate. **June 24:** Morrow County Sheriff's Office received a report at Boardman Marina on Marine Dr W, Boardman that some guy is screaming at RP and flashing a light advised that he going to go out and take her kid from her. Unable to locate male. MCSO received a report on Anderson Rd, Boardman that RP heard what appeared to be three gun shots. Unable to locate. MCSO received a report at Little Juniper Ln/ Juniper Canyon Rd, Lexington of a car in the ditch, male inside is advising he is ok but is not moving. MCSO received a report on NE Oregon Ave,

Irrigon that her 73-year-old husband had open heart surgery two weeks ago, not feeling good, has chest pains. Patient transported to GSH. MCSO received a report at Depot Ln/Wagon Wheel Loop, Irrigon that there are three horses out in the road. Deputies responded. Horses were caught and returned to pasture. MCSO received a report at Main St Park, N Main St, Heppner of four juveniles with no bicycle helmets. Warning. MCSO received a report on W Seventh Rd, Irrigon of subjects on their property and would like them to leave. Civil problem. MCSO received a report at Irrigon Medical Clinic on NE Main Ave, Irrigon that they have a patient who was assaulted, hit in the arm by a cane,

is bleeding and could be broken. Advises the female does not want to go to the ER and does not want an ambulance. MCSO received a report that Thomas Wayne Burton was arrested by Umatilla County on MCCC warrant. Lodge at UCJ, bail \$40,000. MCSO received a report on SE Utah Ave, Irrigon that a white four door vehicle was traveling at a high rate of speed. Unable to locate. MCSO received a report on SE Utah Ave, Irrigon that a white Kia traveled past his house at a high rate of speed towards Tenth. Unable to locate. MCSO received a report on Hwy 730, Irrigon that the driver of a blue Chevy may be intoxicated, two women in the vehicle. Warning.