

FOR RENT

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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 NOMINEE FOR **HOMEcomings FINANCIAL NETWORK, INC., ITS SUCCESSORS AND 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. **APN: 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

PUBLIC NOTICE

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

NOTICE TO CREDITORS

In the Northwest District Court, Williams County, State of North Dakota
In the manner of the Estate of **LLOYD MCNARY, Deceased.**
NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of the above-named estate. All persons having claims against the said deceased are required to present their claims within three months after the date of the first publication of this notice or said claims will be forever barred. Claims must be mailed to **Marla J. McNary**, return receipt requested, at c/o **Donald L. Netzer, Netzer Law Office, 1060 South Central Ave., Ste. 2, Sidney, Montana 59270**, or filed with the Clerk of the above-named Court. Dated this 23rd day of August, 2019
Marla J. McNary, Personal Representative
Published October 30, November 6, 13, and 20, 2019
Affidavit

IN THE CIRCUIT COURT OF THE STATE OF OREGON

For the County of Morrow
Probate Department
In the matter of the Estate of **LYLE MORGAN CANTRELL, deceased.**
Case No: 19PB07973
NOTICE TO INTERESTED PERSONS
NOTICE IS HEREBY GIVEN that the undersigned individual has been appointed personal representative of the estate of **Lyle Morgan Cantrell, deceased.** All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned personal representative in care of the law office of **Bendixsen Law, P.C., attorneys for the personal representative at 245 E. Main St. Suite E, Hermiston, OR 97838**, within four months after the date of the 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 record of the court, the personal representative, or the attorneys for the personal representative.
Dated and first published on October 30, 2019
s/ **Lisa Holcomb**
Personal Representative
c/o **Cameron Bendixsen, Attorney for Personal Representative**
Bendixsen Law, P.C.
245 E Main St. Suite E
Hermiston, OR 97838
Tele: 541-567-5564
Published October 30, November 6 and 13, 2019
Affidavit

Chamber Chatter

Thursday, October 31 at 12 p.m., Columbia Basin Electric's 75th Annual Meeting at St. Patrick's Parish Hall. Check in starts at 11:15. Lunch served by the St. Patrick's Altar Society will be pork loin, mashed potatoes with gravy, Caesar salad, hot rolls and a pumpkin dessert. Door prizes and a copy of Columbia Basin's history book will be given to each household in attendance.

Thursday, October 31 from 2-5 p.m., Haunted Heppner Trick or Treat Event at downtown businesses. Costumed children will be offered treats by Heppner businesses when they stop by the stores, banks and offices who will be participating. An orange sign saying "Welcome to Trick or Treat" will be displayed at participating businesses.

Tuesday, November 5, 6 p.m., SAGE Center Theater, Free Navy Band Concert.

Thursday, November 7, 6-8 p.m. at Heppner Ranger District Office, Public workshop on West End Project Area. This project was developed to reduce the risk and extent of an ongoing insect and disease

infestation and is open to the community. For more information, check out the Project Webpage at <https://www.fs.usda.gov/project/?project=56315>.

Saturday, November 16, 9 a.m. to 3 p.m., Ione American Legion Auxiliary Annual Craft Bazaar at Ione Legion Hall. Plan on coming by and checking out all of the crafts. Breakfast and lunch will be available for purchase. Vendor space is still available and the cost is \$10 per table. Contact **Becky Rietmann** before 10/31 at 541-720-2010 to reserve a space.

Thursday, December 12 at 6 p.m., Heppner Chamber's Community Christmas Event. The Rewards card program will be in effect from November 18 to December 12. Rewards cards for the amount of purchase will be earned at participating merchants. The event will be held in the Gilliam and Bisbee Building and will include pictures with Santa and Mrs. Claus, complimentary cookies and beverage, penny board and raffle items, along with drawings for the winners of the Rewards cards prizes. More information to be available soon.

Community lunch menu

Willow Creek Baptist volunteers will serve lunch on Wednesday, November 6 at St. Patrick's Senior Center. Lunch will be cheesy chicken broccoli bake, pumpkin bread, steamed carrots and applesauce with cinnamon.
Milk, coffee and tea is served at each meal. Suggested donation is \$3.50 per meal. Menu is subject to change.

Record low in Heppner

From the US National Weather Service Pendleton Oregon

RECORD EVENT REPORT
NATIONAL WEATHER SERVICE PENDLETON OR
1123 AM PDT TUE OCT 29 2019

...NEW DAILY RECORD LOW TEMPERATURES FOR OCTOBER 29TH...

NOTE: STATIONS MARKED WITH * INDICATE THAT THE STATION REPORTS ONCE PER DAY. FOR CONSISTENCY...THESE VALUES ARE CONSIDERED TO HAVE OCCURRED ON THE DAY THE OBSERVATION WAS TAKEN BUT MAY HAVE ACTUALLY OCCURRED (ESPECIALLY FOR MAX TEMPERATURE) ON THE PREVIOUS DAY.

STATION	PREVIOUS RECORD/YEAR	NEW RECORD	RECORDS BEGAN
*HEPPNER, OR	15 / 1971	12	1889
MEACHAM, OR	9 / 1971	8	1929
PENDLETON (ARPT), OR	19 / 1971	15	1934
WALLA WALLA, WA	21 / 1971	19	1930

ALL NEWS AND ADVERTISEMENT DEADLINE: MONDAYS AT 5:00 P.M.

CUSTOM VINYL LETTERING



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HEPPNER GAZETTE-TIMES 188 West Willow
541-676-9228 fax 541-676-9211

The Heppner Gazette-Times wants to see 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@rapidsolve.net or text cell phone photos to 541-980-6674.



Have a news story or photo for the Gazette? Email editor@rapidsolve.net call 541-676-9228 or stop by the office on Willow St., Heppner today.