PUBLIC NOTICE

TRUSTEE'S NOTICE OF SALE

T.S. No.: OR-20-887151-RM Reference is made to that certain deed made by, DARRELL D. LAMBSON, A SINGLE PERSON as Grantor to MID COLUMBIA TITLE CO., as trustee, in favor of WASHINGTON MUTUAL BANK, as Beneficiary, dated 8/7/1998, recorded 8/12/1998, in official records of MORROW County, Oregon in book/reel/volume No. and/or as fee/file/instrument/microfilm/reception number 55068 and subsequently assigned or transferred by operation of law to Wilmington Trust, National Association, as Trustee for Newcastle Investment Trust 2014-MH1 covering the following described real property situated in said County, and State. APN: 5N2719CD01500 LOT 3, BLOCK 2, LOCUST SUBDIVISION, IN THE CITY OF IRRIGON, COUNTY OF MORROW AND STATE OF OREGON. Commonly known as: 1270 SE 13th Place, Irrigon, OR 97844 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, 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: $36,955.41 TOTAL REQUIRED TO PAYOFF: $65,570.73 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 5/12/2018, 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 11/23/2021 at the hour of 10:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statues, Inside the main lobby of the Morrow County Courthouse, located at 100 Court St, 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 Darrell Lambson 275 N 1280 W PRICE, UT 84501-4161 Original Borrower For Sale Information Call: 916-939-0772 or Login to: www.nationwideposting.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 AFFFORDED 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 REQUIRMENTS THAT MUST BE COMPLIED WITH BY ANY TENANT IN ORDER TO OBTAIN THE AFFORDED PROTECTION, AS REQUIRED UNDER ORS 86.771. TS No: OR-20-887151-RM Dated: 7/15/2021 Quality Loan Service Corporation of Washington, as Trustee Signature By: Maria Montana, 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 #0173966
Published August 11, 18, 25 and September 1, 2021
Affidavit

REAL ESTATE

BUYER AGENT SERVICES

SYKES REAL ESTATE

Buying a home in a For Sale By Owner can be complicated. I would like to help you through all the details involved in the purchase. I can handle Negotiations, Sales Contract Preparation, Inspections, Sale Contingency Protections, Setting up Escrow, Working with your Lender etc.
My Buyer's Agent Services can help you through the entire process of purchasing your new home, land, or other property. Call me.
I can also work as a Seller's Agent on the sale of your property.
Contact me for a no obligation price quote for my services.
David Sykes
Sykes Real Estate
Licensed Oregon Principal Broker
541-980-6674 Cell (call or text)
541-676-9228 Office
david@rapidserve.net
188 W. Willow St
Heppner, OR 97836
Broker license: 990400057
Real Estate Business license: 201106044
11-25-tfn

PROPERTY WANTED

SYKES REAL ESTATE

I have buyers looking for homes, land and building lots in the Heppner, Lexington and Ione area. Good time to sell!
Call, text or email me.
David Sykes
Sykes Real Estate
541-980-6674 - cell
541-676-9228 - office
Heppner, OR
david@rapidserve.net
10-21-tfn

Good News Only

By Doris Brosnan

Rick Drake seems bursting with good news this week. Having retired from teaching in June, he has been able to devote more time to his house-remodeling project. But in addition to that, he has had more time to focus on "not just good news, but great news. "Brigida Martinez-Barragan and I are engaged. After twenty years of friendship, hardship, and struggle… the Great God of the Universe has seen fit to bring us together to go into the future as one," Drake said. "How exciting is that? A fall wedding is planned." Covid restraints mean it will be an invitation-only celebration.

April Sykes, her daughter, Camille, and grandson, Oscar Gonzales, of Milwaukie, OR, traveled to Albany to attend a baby shower for April's goddaughter Laura Reyes, who lives in Wilsonville. Laura, the daughter of Jeff and Ronda Wallace, long-time friends of April's who live in The Dalles, and her husband, Nick, are expecting their first baby on September 16.

Waylon Sykes, son of Chris and Rachel Sykes, Pendleton, celebrated his third birthday with a pizza party at Two Old Hags Pizza in Heppner on Saturday. Besides pizza, everyone enjoyed an Avengers cake made and decorated by his mom. Also attending were grandfathers, Mark Parm and David Sykes, Grandmother April Sykes and uncles, Will Parm, Condon, and Andrew Sykes, Pendleton.

Bobbi Gordon traveled to Redmond, OR, recently to celebrate her 50th class reunion, where she often heard, "The women haven't seemed to age, but the men certainly have." While visiting in Redmond, she spent time with seven of her grandchildren, including five-month-old grandson, Kaycen, who she met for the first time, and three of her five great grandchildren.

Busy time at Kit and Shirley George's on Saturday, as they hosted Shirley's cousin June (Ledbetter) Bennett, from Texas, who had flown into Portland and then came on Saturday with friend and classmate Debbie (McLeod) Hayes, and Shirley's brother Jim VanWinkle and his wife, Georgia, from Redmond. June, Debbie and Barb (Sherman) Watkins arrived at the Georges from the Watkins home in Gary Watkins's blue Dodge Charger. (He claimed he couldn't keep them out of the Charger when they were in high school, but on this visit, he had to help them out of the Charger.) The Heppner visit also included an evening at the Elks club with some other classmates before everyone went separate ways on Sunday.

Rick Johnston celebrated his birthday last Sunday. Anyone who saw him in his 70s outfit and hairdo at the Wine and Beer Tasting event will find his turning 72 difficult to believe. HBD, Rick.

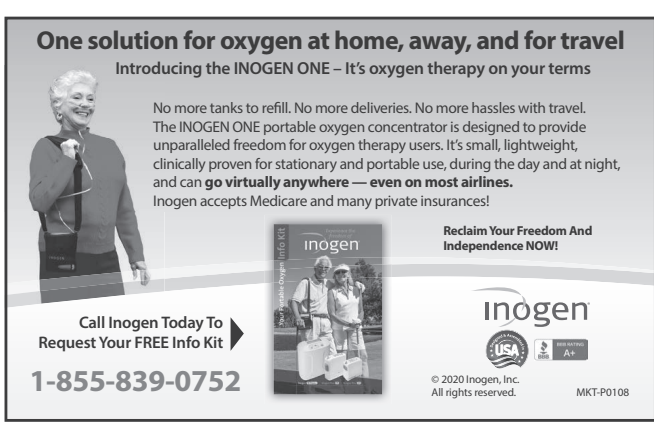
And speaking of "hair," the HHS senior boys seem to be trendsetters with their dos sometimes, which begs the question, will the senior football players be taking the field this weekend in Toledo wearing a new look?

Placement can be so important. Good news for me on Sunday when I picked up two drink cans and a face mask left on the grass at city park (why?) and had only seventeen steps to the nearby garbage receptacle.

Hopefully, this quick read has offered a smile or two for our readers, respite from the daily less-positive news. Please, share your good-news tidbits that will make readers smile by sending them before Monday afternoon to dbrosnan123@gmail.com, or call 541-676-5382 or 541-223-1490, or stop me on the street.

Here's hoping that some good news comes to everyone reading this.

DA's Report

Morrow County District Attorney Justin Nelson has released the following report:

-Nicolas Landeros Garza was convicted of assault in the fourth degree and resisting arrest. He was sentenced to three years formal probation, mental health evaluation and comply with all recommended treatment, drug and alcohol evaluation and comply with all recommended treatment and 180 days in jail.