

**PUBLIC NOTICE**

**REAL ESTATE**

**NOTICE OF SHERIFF'S SALE**

On 5th day of May, 2022 at the hour of 11 am at the Lobby Doors inside the Morrow County Court House, 100 N Court St, Heppner, OR 97836, the defendant's interest will be sold, subject to redemption, in the real property commonly known as: 80552 AND 80562 PATERSON FERRY ROAD, IRRIGON, OR 97844. The court case number is 20CV20138, SUZANNE FREDRICKSON, Plaintiff and THE ESTATE OF FRANCISCO CHAPA III, AN ESTATE, ADELITA RODRIGUEZ, AN INDIVIDUAL, FORD MOTOR CREDIT COMPANY LLC, A LIMITED LIABILITY COMPANY, FRANCISCO CHAPA, IV, A MINOR, PRISCILLA CHAPA, A MINOR, JEREMIAH CHAPA, A MINOR; AND ALL OTHER PERSONS, PARTIES, OCCUPANTS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT HEREIN ADVERSE TO PLAINTIFF'S TITLE OR ANY CLOUD ON PLAINTIFF'S TITLE TO THE PROPERTY, Defendants. The sale is a public auction to the highest bidder for cash or cashier's check, in hand, made out to Morrow County Sheriff's Office. For more information on this sale go to: <http://oregonsheriffssales.org/> Published March 30, April 6, 13 & 20, 2022 Affidavit

**SUCCESSOR TRUSTEE'S NOTICE OF SALE**

THE TRUST DEED TO BE FORECLOSED IS NOT A RESIDENTIAL TRUST DEED AS DEFINED IN ORS 86.705(6) A default has occurred under the terms of a Trust Deed made by Jesse L. Fisher, as Grantor, to Elena M. Farley, a member of the Oregon State Bar, as Successor Trustee, in favor of Alex M. Koumentis and Kathleen H. Koumentis, not as tenants in common but with the right of survivorship, as named Beneficiaries, dated March 22, 2005, and recorded on April 7, 2005, as Document Number 2005-13520, in the Deed Records of Morrow County, Oregon, covering the following described real property: Lot 7 and the West 5 feet of Lot 6, BLOCK 2, QUAD'S ADDITION, in the City of Heppner, County of Morrow and State of Oregon. COMMONLY KNOWN AS: 170 Quaid Street, Heppner, Oregon 97836. The undersigned Successor Trustee, whose mailing address is P.O. Box 3938, Salem, Oregon 97302, hereby certifies that no action has been instituted to recover the debt, or any part thereof, now remaining secured by said Trust Deed, or, if such action has been instituted, such action has been dismissed except as permitted by ORS 86.752. There are defaults by the Grantor or other person owing an obligation, the performance of which is secured by said Trust Deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of default of such provision; the defaults for which foreclosure is made are Grantor's failure to pay when due the following es-

tablished sums: Principal due as of October 7, 2016 \$18,004.55 Interest on principal balance at 7% per annum from October 8, 2016, through January 31, 2022, plus interest accruing thereafter at the rate of \$3.4529 until paid \$6,702.09 Attorney fees as of January 31, 2022, plus all attorney fees accruing thereafter \$4,380.00 Foreclosure Guaranty fees as of January 31, 2022, plus any fees accruing thereafter \$330.00 Real property taxes for the 2014-2019 fiscal tax years including interest, penalties, and costs advanced by the Beneficiaries, plus interest thereon at rate of 7% per annum from September 15, 2020, the date of advancement, until paid \$6,334.68 Real property taxes for the 2020 fiscal tax year plus interest thereon at the rate of 7% per annum from November 18, 2020, the date of advancement, until paid \$785.36 Real property taxes for the 2021 fiscal tax year plus interest thereon at the rate of 7% per annum from November 10, 2021, the date of advancement, until paid \$781.78 Certified deed record copies and recording fees as of January 31, 2022, and all certified copy costs and recording fees incurred thereafter \$238.50 TOTAL IN DEFAULT \$37,556.96 As of January 31, 2022, the sum due is \$37,556.96, plus any additional late charges, interest, attorneys' fees, collection costs, publication fees, recording fees, title expenses, penalties, real property taxes due and owing, and any other sums advanced or to be advanced by the Beneficiaries for the protection of the above-described property and their interest therein. By reason of said defaults, the Beneficiaries have declared all sums owing on the obligation secured by said Trust Deed immediately due and payable, said sums being the following, to wit: As of January 31, 2022, the sum due is \$37,556.96, plus any additional late charges, interest, attorneys' fees, receiver's fees, trustee's fees, collection costs, publication fees, recording fees, title expenses, penalties, real property taxes due and owing, and any other sums advanced or to be advanced by the Beneficiaries for the protection of the above-described property and their interest therein. Interest on the principal balance continues to accrue at the per diem rate of \$3.4529 until the loan is paid in full. Notice hereby is given that the Beneficiaries and Successor Trustee, by reason of said default, have elected and do hereby elect to foreclose said Trust Deed by advertisement and sale pursuant to ORS 86.705 to 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest of the above-described property which the Grantor had, or had the power to convey, at the time of the execution by Grantor of the Trust Deed, together with any interest the Grantor or his successors in interest acquired after the execution of the Trust Deed, to satisfy the obligations secured by said Trust Deed and the expenses of sale, including

the compensations of the Successor Trustee as provided by law, and the reasonable fees of Successor Trustee's attorneys. Said sale will be held at the hour of 10:00 o'clock a.m., in accord with the standard of time, as established by ORS 187.110 on July 6, 2022, at the following place: Main entrance of the Morrow County Courthouse, located at 100 S Court Street, in the City of Heppner, State of Oregon, County of Morrow, which is the hour, date and place last set by the Successor Trustee for said sale. Other than as shown of record, neither the said Beneficiaries nor the said Successor 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 Successor Trustee in the Trust Deed or of any successor in interest to the grantor or of any lessee or other person in possession of or occupying the subject property. Notice is further given to any person named in ORS 86.778 that the right exists, at any time that is not later than five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the Beneficiaries of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred), and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or Trust Deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with Successor Trustee's and attorney fees not exceeding the amounts provided by said ORS 86.778. In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary", include their respective successors in interest, if any. Without limiting the Successor Trustee's disclaimer of representations or warranties, Oregon law requires the Successor 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. Dated this 14th day of February, 2022. Elena M. Farley, OSB #135713, Successor Trustee MARTINIS & FARLEY 110 Madrona Avenue SE PO Box 3938 Salem, OR 97302 Phone: 503-566-5800 Fax: 503-566-6775 elena@mfarleylaw.com Published April 13, 20 & 27 and May 4, 2022 Affidavit

**NOTICE OF BUDGET COMMITTEE MEETING MORROW COUNTY SCHOOL DISTRICT** NOTICE IS HEREBY GIVEN, pursuant to ORS 294.426, that a meeting of the budget committee of the Morrow County School District will be held on the 10th day of May, 2022 at 6:00 p.m. for the purpose of receiving the budget message and budget document of the district for the fiscal year 2022-2023. The meeting will be held at the Morrow County School District's, North District Office, 240 Columbia Lane, Irrigon, Oregon. The meeting will be available for viewing via Zoom. The link will be posted on the District website at <https://morrow.k12.or.us> This is a public meeting where deliberations of the budget committee will take place and any person may appear and comment on proposed programs with the budget committee at that time. A copy of the budget document will be available on-line at <https://morrow.k12.or.us> or obtained by mail on or after May 4, 2022 via email request to [beth.ohanlon@imesd.k12.or.us](mailto:beth.ohanlon@imesd.k12.or.us) or request via phone message to 541-966-3103. Any person may provide comment at the meeting. This notice is posted on the MCSO website at: <https://morrow.k12.or.us> Dirk Dirksen, Superintendent & Budget Officer Dated April 20, 2022 Web Page Dates April 20 - May 10, 2022 Published April 20, 2022 Affidavit


**NOTICE OF BUDGET COMMITTEE MEETING** A public meeting of the Budget Committee of the City of Ione, Morrow County, State of Oregon, to discuss the budget for the fiscal year July 1, 2022 to June 30, 2023, will be held at the American Legion Hall, 325 W 2nd Street. The meeting will take place on April 25, 2022 at 6:00 p.m. The purpose of the meeting is to receive the budget message and to receive comment from the public on the budget. This is a public meeting where deliberation of the Budget Committee will take place. Any person may appear at the meeting and discuss the proposed programs with the Budget Committee. A copy of the budget document may be inspected or obtained on or after April 22, 2022 at Ione City Hall between the hours of 8:00 a.m. and 2:00 p.m. This notice may also be found at the City of Ione Website: [www.cityofione-oregon.gov](http://www.cityofione-oregon.gov) Published April 13 and 20, 2022 Affidavit

**NOTICE OF BUDGET COMMITTEE MEETING** A public meeting of the Budget Committee of the City of Ione, Morrow County, State of Oregon, to discuss the budget for the fiscal year July 1, 2022 to June 30, 2023, will be held at the American Legion Hall, 325 W 2nd Street. The meeting will take place on April 25, 2022 at 6:00 p.m. The purpose of the meeting is to receive the budget message and to receive comment from the public on the budget. This is a public meeting where deliberation of the Budget Committee will take place. Any person may appear at the meeting and discuss the proposed programs with the Budget Committee. A copy of the budget document may be inspected or obtained on or after April 22, 2022 at Ione City Hall between the hours of 8:00 a.m. and 2:00 p.m. This notice may also be found at the City of Ione Website: [www.cityofione-oregon.gov](http://www.cityofione-oregon.gov) Published April 13 and 20, 2022 Affidavit

**NOTICE OF SHERIFF'S SALE** On 28th day of April, 2022 at the hour of 11 am at the Lobby Doors inside the Morrow County Court House, 100 N Court St, Heppner, OR 97836, the defendant's interest will be sold, subject to redemption, in the real property commonly known as: 74905 WASHINGTON LANE, IRRIGON, OR 97844. The court case number is 20CV04602, WELLS FARGO BANK, N.A., Plaintiff and UNKNOWN HEIRS, DEVISEES AND/OR SUCCESSORS IN INTEREST OF JUDY FRANKE AKA JUDITH A. FRANKE; MIRANDA STUDER; WILLIAM PROSSER; DISCOVER BANK; UNIFUND CCR, LLC; PARTIES IN POSSESSION, Defendants. The sale is a public auction to the highest bidder for cash or cashier's check, in hand, made out to Morrow County Sheriff's Office. For more information on this sale go to: <http://oregonsheriffssales.org/> Published March 23 & 30, April 6 & 20, 2022 Affidavit

**NOTICE OF WORK SESSION** The Town of Lexington will hold an open work session to discuss the water and sewer system projects for the town on May 10, 2022, from 5 to 6:30 p.m. For additional information, contact the town hall at 541-989-8515 or [Lexington.oregon@gmail.com](mailto:Lexington.oregon@gmail.com). 4-20-1c

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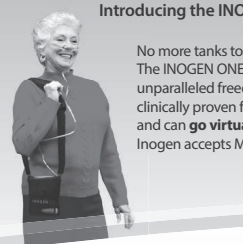
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