

PUBLIC NOTICE

Any person may appear at the meeting and discuss the proposed programs with the Budget Committee or through electronic means via zoom or email. Instructions at the city website on the use of zoom or call 541-676-9618. A copy of the budget document may be inspected or obtained on or after May 18th at Heppner City Hall between the hours of 9:00 AM and 5:00 PM. Published May 3, 10, 2023 Affid

TRUSTEE'S NOTICE OF SALE T.S. No.: OR-22-911369-RM

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 HOME-COMINGS 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/instrument/microfilm/reception number 2004-10568 and subsequently assigned or transferred by operation of law to Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust 2018-3 covering the following described real property situated in said County, and State. APN: 304 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 STREET, 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, 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: \$24,882.71 TOTAL REQUIRED TO PAYOFF: \$182,467.84 Because of interest, late charges, and other charges that may vary from day-to-day, the amount due on the

PUBLIC NOTICE

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 9/1/2021, 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 F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, the undersigned trustee will on 8/15/2023 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 9783 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

PUBLIC NOTICE

Right, Lien or Interest ERIK WENBERG 595 JONES STREET HEPPNER, OR 97836 Original Borrower CYNTHIA 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 F/K/A 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-22-911369-RM Dated: 3/24/2023 Quality Loan Service Corporation f/k/a Quality Loan Service Corporation of Washington, as

PUBLIC NOTICE

Trustee Signature By: Jeff Stenman, President Trustee's Mailing Address: QUALITY LOAN SERVICE CORPORATION F/K/A QUALITY LOAN SERVICE CORPORATION OF WASHINGTON 108 1 st Ave South, Suite 450, Seattle, WA 98104 Toll Free: (866) 925-0241 Trustee's Physical Address: Quality Loan Service Corporation f/k/a Quality Loan Service Corporation of Washington 2763 Camino Del Rio South San Diego, CA 92108 Toll Free: (866) 925-0241 IDS Pub #0184900 4/26/2023 5/3/2023 5/10/2023 5/17/2023 Published April 26, May 3, 10, 17, 2023 affidavit

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MORROW PROBATE DEPARTMENT In the Matter of the Estate of: MARIA GLORIA VILLEGAS BEDOLLA, Aka Magloria Villegas Bedolla) NOTICE TO INTERESTED PERSONS Deceased. NOTICE IS HEREBY GIVEN that the undersigned individual has been appointed personal representative of the estate of Maria Gloria Villegas Bedolla aka Magloria Villegas Bedolla, 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 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 May 3, 2023. s/ Lucia Zavala Personal Representative eo Cameron Bendixsen, Attorney for Personal Representative Bendixsen Law, P.C. 245 E. Main St. Suite E Hermiston, OR 97838 Tele: 541-567-5564 NOTICE TO INTERESTED PERSONS Bendixsen Law, P.C. 245 East Main, Suite E Hermiston, OR 97838 Tele: 541-567-5564 Fax: 541-567-2599 cameron@bendixsen.com Published May 3, 10, 17, 2023 Affid

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MORROW Probate Department In the Matter of the Estate of: 9 JUANITA MARY PROCTOR, No. 23PBO3786 Deceased. Date of Death: March 10, 2023 NOTICE TO INTERESTED PERSONS Notice is given that the undersigned has been appointed and has qualified as the personal representative of the estate. All persons having claims against the estate are required to present it, with proper vouchers, within four months after the date of first publication of this notice, as stated below, to the personal representative at Kuhn Law Offices, 410 E. Hurlburt Ave, Hermiston, OR 97838, or they may be barred. All persons whose rights may be affected by the proceedings in this es-

PUBLIC NOTICE

tate may obtain additional information from the records of the court, the personal representative or the attorney for the personal representative. DATED and first published May 3, 2023

THERESA PROCTOR - REECE PERSONAL REPRESENTATIVE: 78826 EASTRE-GAARD ROAD BOARDMAN, OR 97818 To be published for three consecutive weeks. (Case #) — Notice to Interested Persons—Juanita Mary Proctor Estate KUHN LAW OFFICES 410E. Hurlbut Ave. Hermiston, OR 9783 (541) 567-8301/Fax (541) 567-8302

PETITIONER:THERESA PROCTOR-REECE 78826 EASTREGAARD ROAD BOARDMAN, OR 97818 ATTORNEY FOR PERSONAL REPRESENTATIVE:WILLIAM J.KUHN, OSB NO. 762075 410 E HURLBURT AVE HERMISTON, OR 97838 Telephone: 541-567-8301 Fax:541-567-8302 Email: wjk@kuhnlawoffices.com Published May 3, 10, 17, 2023 Affid

NOTICE OF BUDGET COMMITTEE MEETING IONE SCHOOL DISTRICT #2 NOTICE IS HEREBY GIVEN, pursuant to ORS 294.426, that a meeting of the budget committee of the Ione School District #2 will be held on the 23rd day of May 2023 at 6:00 p.m. for the purpose of receiving the budget message and budget document of the district for the fiscal year 2023-2024. The meeting will be held at the Ione School, 445 Spring Street, Ione, Oregon. This is a public meeting where deliberations of the budget committee will take place and any person may ap-

PUBLIC NOTICE

pear and submit written comment on proposed programs to the budget committee. The meeting will also be available for viewing via a virtual platform. The meeting link and instructions to submit public comment will be available on the District's website. A copy of the budget document will be available on the District's website after May 23rd, 2023. This notice is posted on the District's website: https://ione.k12.or.us/ Kevin Dinning, Superintendent & Budget Officer Dated: May 3, 2023 Website: May 3 – 23, 2023 Published May 3, 2023 affidavit

NOTICE TO INTERESTED PERSONS In the Circuit Court of the State of Oregon for the County of Morrow No. 23PB03636 Estate of: (Thomas G. Martin) Deceased Notice is hereby given that the person named below has been appointed personal representative of the estate. All persons having claims against the estate are required to present them to the personal representative at: P.O. Box 218, Pendleton, OR 97801 within four months after the date of 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 records of the court, the personal representative or the attorney. Dated and first published April 26., 2023 Pers. Rep. 91336 Water User Lane Lakeview, OR 97630 Steven H. Corey Corey Byler & Rew, LLP 222 SE Dorion Ave P.O. Box 218 Pendleton, OR 97801 541-276-3331 Published April 26, May 3, May 10, 2023 Affid

Call today and receive a **FREE SHOWER PACKAGE PLUS \$1600 OFF**

SAFE STEP WALK-IN TUB

1-833-395-1433

With purchase of a new Safe Step Walk-In-Tub. Not applicable with any previous walk-in tub purchase. Offer available while supplies last. No cash value. Must present offer at time of purchase. CSLB 1082165 NSCB 0082999 0083445

DISCOVER SECRETS OF ANCIENT EGYPT AN EVENING WITH DR. ZAHİ HAWASS THE WORLD'S MOST FAMOUS ARCHAEOLOGIST

Portland: May 13 at 6 PM

Register now at ZahiLectures.com

TRUGREEN Live life outside.

Get the most out of your lawn this spring.

Save now with **50% OFF** Your First Application

SCHEDULE YOUR APPOINTMENT TODAY! 1-855-450-9581

*Requires purchase of annual plan. Special price is for first Lawn application only. Requires purchase of annual plan, for new residential EasyPay or PrePay customers only. Valid at participating TruGreen locations. Availability of services may vary by geography. Not to be combined with or used in conjunction with any other offer or discount. Additional restrictions may apply. Consumer responsible for all sales tax. *Purchase of annual lawn plan required for TruGreen Lawn Assessment, which is performed at the first visit. *Guarantee applies to annual plan customers only. BBB accredited since 07/01/2012. ©2023 TruGreen Limited Partnership. All rights reserved. In Connecticut, B-0153, B-1380, B-0127, B-0200, B-0151.

FREE INTERNET

Qualify today for the Government Free Internet Program

YOU QUALIFY for Free Internet if you receive Housing Assistance, Medicaid, SNAP, WIC, Veterans Pension, Survivor Benefits, Lifeline and Tribal.

Bonus offer: 4G Android Tablet with one time co-pay of \$20

CALL TODAY (877) 390-0458

maxsi ACP program details can be found at www.fcc.gov/affordable-connectivity-program-consumer-faq

Prepare for power outages today

WITH A HOME STANDBY GENERATOR

FREE 7-Year Extended Warranty* A \$695 Value!

SO MONEY DOWN + LOW MONTHLY PAYMENT OPTIONS

Contact a Generac dealer for full terms and conditions

REQUEST A FREE QUOTE CALL NOW BEFORE THE NEXT POWER OUTAGE **(877) 557-1912**

*To qualify, consumers must request a quote, purchase, install and activate the generator with a participating dealer. Call for a full list of terms and conditions.