

PUBLIC NOTICE

of the proposed changes, is available for review at the Morrow County Government Building or digitally via email by request. For more information, please contact Daisy Goebel, Principal Planner by email at dgoebel@co.morrow.or.us or by phone at (541) 922-4624. DATED this 9th day of May 2024 MORROW COUNTY PLANNING DEPARTMENT Publish Date: EO – May 14, 2024; Gazette Times – May 15, 2024
Published May 15, 2024
affid lc

TRUSTEE'S NOTICE OF SALE T.S. No.: OR-23-966791-SW Reference is made to that certain deed made by, DAVID W. HEAGY AND BETH ANNE HEAGY as Grantor to COLUMBIA RIVER TITLE COMPANY, as trustee, in favor of AMERICAN GENERAL FINANCIAL SERVICES (DE), INC., as Beneficiary, dated 12/31/2007, recorded 1/3/2008, in official records of MORROW County, Oregon in book/reel/volume No. and/or as fee/file/instrument/microfilm/reception number 2008-21060 and subsequently assigned or transferred by operation of law to Wilmington Savings Fund Society, FSB, as Indenture Trustee with respect to CIM Trust 2023-R1 covering the following described real property situated in said County, and State. APN: 1S2409-AB-03500 3501-4824 LOTS 1, 2 AND 3, BLOCK 6, SPERRY'S SECOND ADDITION, IN THE CITY OF IONE, COUNTY OF MORROW AND STATE OF OREGON Commonly known as: 120 2ND ST, IONE, OR 97843 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: \$9,842.95 TOTAL REQUIRED TO PAYOFF: \$59,925.69 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 5/7/2023, 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, the undersigned trustee will on 7/26/2024 at the hour of 10:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, 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 David Heagy 120 2ND ST IONE, OR 97843 Original Borrower Beth Heagy 120 2ND ST IONE, OR 97843 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. 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 methamphetamine, 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

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ABLE TO A TENANT OF President Trustee's Mailing THE SUBJECT REAL Address: QUALITY LOAN PROPERTY AND WHICH SERVICE CORPORATION SETS FORTH CERTAIN 108 1 st Ave South, Suite 450, REQUIREMENTS THAT Seattle, WA 98104 Toll Free: MUST BE COMPLIED (866) 925-0241 Trustee's WITH BY ANY TENANT Physical Address: Quality IN ORDER TO OBTAIN Loan Service Corporation THE AFFORDED PROTEC- 2763 Camino Del Rio South TION, AS REQUIRED UN- San Diego, CA 92108 Toll DER ORS 86.771. TS No: Free: (866) 925-0241 IDSPub OR-23-966791-SW Dated: #0201585 4/24/2024 5/1/2024 3/18/2024 Quality Loan Ser- 5/8/2024 5/15/2024 vice Corporation, as Trustee Published April 24, May 1, 8, Signature By: Jeff Stenman, 15. 2024 affid 4c

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 AVAIL-

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FORM LB-1

NOTICE OF BUDGET HEARING

A public meeting of the Board of Directors will be held on May 23, 2024 at 7:00 pm at the Boardman City Hall Boardman, Oregon. The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2024 as approved by the Morrow County Unified Recreation District Budget Committee. A summary of the budget is presented below. A copy of the budget may be inspected or obtained at 133 N Main Street, Heppner, Oregon, between the hours of 8:00 a.m. and 5:00 p.m. This budget is for an annual budget period. This budget was prepared on a basis of accounting that is the same as the preceding year.

Contact: Katie Siri-Murray Telephone: 503-504-8508 Email: recdistrict@gmail.com

FINANCIAL SUMMARY - RESOURCES			
TOTAL OF ALL FUNDS	Actual Amount 2022-23	Adopted Budget This Year 2023-24	Approved Budget Next Year 2024-25
Beginning Fund Balance/Net Working Capital	1,232,065	1,673,000	1,650,000
Fees, Licenses, Permits, Fines, Assessments & Other Service Charges			
Federal, State and all Other Grants, Gifts, Allocations and Donations			
Revenue from Bonds and Other Debt			
Interfund Transfers / Internal Service Reimbursements			
All Other Resources Except Current Year Property Taxes	302,004	266,100	312,100
Current Year Property Taxes Estimated to be Received	1,624,594	1,702,139	1,713,219
Total Resources	3,158,663	3,641,239	3,675,319

FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION			
Personnel Services			
Materials and Services	1,561,805	2,262,240	2,302,240
Capital Outlay			
Debt Service			
Interfund Transfers			
Contingencies		1,278,999	1,273,079
Special Payments			
Unappropriated Ending Balance and Reserved for Future Expenditure	1,596,858	100,000	100,000
Total Requirements	3,158,663	3,641,239	3,675,319

FINANCIAL SUMMARY - REQUIREMENTS AND FULL-TIME EQUIVALENT EMPLOYEES (FTE) BY ORGANIZATIONAL UNIT OR PROGRAM *			
Name of Organizational Unit or Program			
FTE for that unit or program			
N/A			

PROPERTY TAX LEVIES			
	Rate or Amount Imposed 2022-23	Rate or Amount Imposed This Year 2023-24	Rate or Amount Approved Next Year 2024-25
Permanent Rate Levy (rate limit per \$1,000)	0.4560	0.4560	0.4560
Local Option Levy			
Levy For General Obligation Bonds			

STATEMENT OF INDEBTEDNESS		
LONG TERM DEBT	Estimated Debt Outstanding on July 1,	Estimated Debt Authorized, But Not Incurred on July 1
General Obligation Bonds		
Other Bonds		
Other Borrowings		
Total	\$0	\$0

* If more space is needed to complete any section of this form, insert lines (rows) on this sheet. You may delete blank lines.

Notice of Public Property sale. The City of Heppner will be selling the following Real Properties to the highest bidder: Map 02S 26E 35 BB Lot # 1400 and Map 02S 26E 35BB, Lot #1500. Also known as 290 & 300 N Chase St, Heppner, OR 97836. Properties will be sold together, however, lots will remain separate. Property is Zoned C-1. Prospective buyers to perform all due diligence before purchase. Please include development plans intended for the property to commence within 1 year of purchase. Property will have a minimum bid price of \$24,000.00. Purchaser to pay associated title and recording fees in addition for purchase price. Interested parties shall submit a sealed bid by no later than noon on Friday June 7, 2024. The City of Heppner reserves the right to accept lower bids if a minimum bid is not submitted. Please mail bid offers to: City of Heppner, attn.: Chase St. bids, PO Box 756, Heppner, OR 97836-0756 or hand-deliver to City of Heppner, c/o City Manager John Doherty, 111 N Main St, Heppner, OR 97836.
Published May 15, 22, 29, June 5, 2024 Affid 4c

FENCING
Fencing
Lancaster Fencing LLC is looking to gain some local clientele. With over 10+ years experience, I am confident I can deliver 100% customer satisfaction. Check out my website to see pictures of completed projects I've done and customer reviews.
Contact Nathan @ 360-953-1318
Lancasterfencingllc.com
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9-7-TFN

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541-676-9228
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We also offer design and printing services
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DEADLINE: MONDAYS AT 5PM

Published May 15, 2024 affid lc
ALL NEWS AND ADVERTISEMENT DEADLINE: MONDAYS AT 5:00 P.M.
LeafFilter GUTTER PROTECTION
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++ We offer financing that fits your budget!
* See Representative for full warranty details. *One coupon per household. No obligation estimate valid for 1 year; 15subject to credit approval. Call for details. AR #036692022, CA #1035795, CT #HIC0649005, FL #FC0505678, IA #IC12720, ID #ICE11604, LA #059544, MA #176447, MD #MHIC148329, MI # 2102212986, #262000022, #262000403, #2106212946, MN #IR731804, MT #226192, ND 47304, NE #50146-22, NJ #13A099595900, NM #AB8693, NV #80990, NY #H119114, #1-52229, OR #126294, PA #PA069383, RI #IC-41354, TN #7656, UT #10783658-5501, VA #2705169445, WA #LEAFPROTECT225, WY #W056912

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