

**PUBLIC NOTICE**

Ordinance 2024-02: AN ORDINANCE OF THE PORT OF MORROW, MORROW COUNTY, OREGON. INDUSTRIAL WASTEWATER ORDINANCE TO REPLACE ORDINANCE 90-3. Copies of the ordinances and agenda are available at the Port of Morrow Riverfront Administration Building. August 7, 2024 affid 1c

**TRUSTEE'S NOTICE OF SALE T.S. No.: OR-24-986942-SW**

Reference is made to that certain deed made by, LUIS A. NAVARRO AND ROSALBA LEMUS, AS TENANTS BY THE ENTIRETY as Grantor to AMERITITLE, as trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PLAZA HOME MORTGAGE INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 8/7/2020, recorded 8/10/2020, in official records of MORROW County, Oregon in book/reel/volume No. and/or as fee/file/instrument/microfilm/reception number 2020-46988 and subsequently assigned or transferred by operation of law to Nationstar Mortgage LLC covering the following described real property situated in said County, and State. APN: 10269 4N2517-DA-05016 LOT 16, JUNIPER RIDGE #1, IN THE CITY OF BOARDMAN, COUNTY OF MORROW AND STATE OF OREGON. Commonly known as: 529 JUNIPER DRIVE, BOARDMAN, OR 97818 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: \$12,289.54 TOTAL REQUIRED TO PAYOFF: \$204,084.90 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 12/1/2023, 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 10/25/2024 at the hour of 11:00 AM, Standard of Time, as established by section 187.110, Oregon Revised Statutes, At the front entrance to the Morrow County Courthouse, 100 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 Luis Navarro 529 JUNIPER DR BOARDMAN, OR 97818 Original Borrower Rosalba Lemus 529 JUNIPER DRIVE BOARDMAN, OR 97818 For Sale Information Call: 1-866-539-4173 or Login to: www.Servicelinkauction.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 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-24-986942-SW Dated: 6/17/2024 Quality Loan Service Corporation, as Trustee Signature By: Rodica M Cirstioc, Assistant Secretary Trustee's Mailing Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 Toll Free: (866) 925-0241 Trustee's Physical Address: Quality Loan Service Corporation 2763 Camino Del Rio South San Diego, CA

92108 Toll Free: (866) 925-0241 IDSPub #0202972 7/24/2024 7/31/2024 8/7/2024 8/14/2024 Published July 24, 31, August 7, 14, 2024 affid 4c

**Public Notice of Town Council Vacancies 2024 General Election**

The Town of Lexington will have the following positions open in the upcoming November General Election: •Council Position #1 4-year term Jan. 2025-Dec. 2028 •Council Position #2 4-year term Jan. 2024-Dec. 2028 •Council Position #4 4-year term Jan. 2024-Dec. 2028 •Mayor: 4-year term Jan. 2024-Dec. 2028 First filing date: June 05, 2024 Filing deadline: August 27, 2024 @5pm Withdrawal deadline: August 30, 2024 @5pm Filing Fee: \$10.00; fee waived with completion of form SEL 121. To be eligible to serve in this office a person must be a qualified elector within the meaning of the State Constitution and have resided within Lexington Town limits during the last 12 months immediately preceding the election. A person seeking a Council office shall specify which Council position they are seeking by number. A person may run for no more than a single Council position during any one election. Interested persons may obtain forms and information at Lexington Town Hall, 425 F Street, Lexington, Oregon 97839 during normal business hours. Published July 17, 24, 31, August 7, 2024 affid 4c

**PUBLIC NOTICE**

**Columbia Basin Electric Cooperative, Inc.** gives notice of capital credit payments that have been authorized and unclaimed since December 3, 2018. The unclaimed payments are available at the office of the Cooperative at 171 Linden Way, Heppner, Oregon. These unclaimed payments are retired capital credits for member patronage provided in the years of 1990 and 1991. All recipients of available unclaimed capital credit payments are listed on the Cooperative's website. Please visit the Cooperative's website at <https://cbec.cc/capital-credits> to search and view whether you have any unclaimed capital credit payments. The four-year window to claim the 1990 and 1991 capital credit payments closes on August 31, 2024. Failure to claim such payments will result in the forfeiture of such payments to the Cooperative as provided by Oregon law. Please stop by the office or call the Cooperative at 541-676-9146 if you have any questions. Published April 12, 26, May 1, 8, 29, June 12, 26, July 10, 24, August 7, 21, 2024 affid 10c

**INVITATION TO BID**

Truck Scales at Two Locations. BIDS DUE: September 12, 2024 Morrow County Transfer Stations P. O. Box 428 365 West Highway 74 Lexington, Oregon 97839 ATTN: Sandi Pointer, [spointer@co.morrow.or.us](mailto:spointer@co.morrow.or.us) for ITB packet. 8-7-2024 1c

**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](http://Lancasterfencingllc.com) Licensed & Bonded 9-7-TFN

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**PUBLIC NOTICE**

**PUBLIC NOTICE MORROW COUNTY LAND USE HEARING**

**THE MORROW COUNTY PLANNING COMMISSION** will hold the following hearings of public interest on Tuesday, August 27, 2024, at 6:00 p.m. at the Bartholomew Building located at 110 N. Court Street, Heppner, OR 97836. For information on meeting participation via Zoom please visit the Planning Department website <https://www.co.morrow.or.us/pc> and click on Agenda and the Zoom link will be located within the agenda dated for this hearing.

**Conditional Use permit CUP-N-371-24: Antonio Trujillo Albarran, Owner Applicant**  
Conditional Use Permit to allow the storage and operation of a commercial trucking business on a residential property. The property is described as Tax Lot 3900 of Assessor's Map 4N25E20A. The subject parcel is zoned Suburban Residential (SR) and is located inside of the City of Boardman Urban Growth Boundary (UGB). Criteria for approval includes Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.050, Suburban Residential, and Article 6 Section 6.050.G, Standards Governing Conditional Uses, Home Occupations.

**Land Use Decision LUD-N-68-24: Amazon Data Services, Inc., Owner; Integrus, Applicant**  
Land Use Decision to review an application for a new data center campus on property zoned Airport Light Industrial (ALI), adjacent to the Boardman Airport. The subject property is described as Parcel 2 of Partition Plat 2022-16 (Tax Lot 138 of Assessor's Map 4N24E). The property is located approximately 4 miles west of Boardman's Urban Growth Boundary, southwest of the Tower Road/I-84 interchange. Criteria for approval includes Morrow County Zoning Ordinance (MCZO) Section 3.076 ALI Zone, Section 3.092 ASC Overlay, and MCZO Article 4, Supplementary Provisions.

**Legislative Code Updates: AZ-154-24**  
*Continued Hearing.* Zoning Code Update to revise ministerial and administrative processes, provide clear and objective standards for ministerial permits, include basic serviceability requirements, improve consistency in terminology, reassess the appropriate process for certain uses, clarify vesting requirements, and consolidate the current public comment and appeal periods for administrative decisions, among other changes. Criteria for approval are provided in MCZO Article 8, Amendments.

Copies of the staff reports, and all relevant documents will be available on or before August 16, 2024. For more information, please contact Tamra Mabbott, Planning Director by email at [tmabbott@co.morrow.or.us](mailto:tmabbott@co.morrow.or.us) or by phone at (541) 922-4624.

DATED this 2<sup>nd</sup> day of August 2024  
MORROW COUNTY PLANNING DEPARTMENT  
Publish Date: EO - August 6<sup>th</sup>, 2024; Gazette Times - August 7<sup>th</sup>, 2024

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