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• Shelley McCabe, D.P.T.
• Krystal Seitz, OTR/L
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Gazette-Times CLASSIFIED ADS

.55 per word/\$5.00 minimum Card of Thanks: \$16 (up to 100 words) Deadline: MONDAY at 5 p.m.

THANK YOU

PUBLIC NOTICE

I would like to thank all of those that sent flowers and cards to me and my sister, Dorothy Green, on her recent stay and passing at the hospital and remembering us. I would like to thank the excellent drivers of the loop for getting me to and from the hospital on those many, many months of my visitations and putting up with me all those times. Also, to Carmen Papineau and Shirley George for filling in when I needed them. Thank you! Jerry Green
July 9, 2025 lpd

PUBLIC NOTICE
TRUSTEE'S NOTICE OF SALE TS No.: 180689 APN: 3103 Reference is made to that certain deed made by Ruben S. Zepeda Sanchez, a married man as Grantor to Fidelity National Title Insurance, as Trustee, in favor of U.S. Bank N.A. as Beneficiary. dated 12/02/2014, recorded

12/08/2014, in the official records of Morrow County, Oregon as Instrument No. 2014-35224 in Book xx, Page xx covering the following described real property situated in said County and State, to wit: Lots 20, 21, 22 and 23, Block 39, Irrigon, in the City of Irrigon, County of Morrow and State of Oregon. Commonly known as: 600 NE Oregon Ave, Irrigon, OR 97844 The current beneficiary is U.S. BANK NATIONAL ASSOCIATION pursuant to the deed of trust recorded on 12/08/2014 as Inst No. 2014-35224 in the records of Morrow, Oregon. The beneficiary has elected and directed successor trustee 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: the default for which the fore-

closure is made is the grantor's failure to: Make the monthly payments commencing with the payment due on 05/01/2022 and continuing each month until this trust deed is reinstated or goes to trustee's sale; plus a late charge on each installment not paid within fifteen days following the payment due date; trustee's fees and other costs and expenses associated with this foreclosure and any further breach of any term or condition contained in subject note and deed of trust. 1. By the reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to wit: Principal balance of: \$111,416.53; 2. Interest through 06/27/2025 in the amount of: \$15,332.10 3. Recoverable balance in the amount of: \$2,070.00 4. Late Charges in the amount

of: \$79.80 5. Escrow Advances in the amount of: \$11,034.56 6. Together with the interest thereon at the rate 4.25% per annum until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust. The principal sum of \$111,416.53 together with the interest thereon at the rate 4.25% per annum from 04/01/2022 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said deed of trust. Whereof, notice hereby is given that the undersigned trustee will on 11/04/2025 at the hour of 1:00 PM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at the front entrance of the

Courthouse, 100 South Cort Street, Heppner, 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 the sale. In construing this, the masculine gender includes the feminine and the successor in interest to the grantor as well as any other person owing obligation, the performance of which is secured by said trust deed; 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 Prime Recon LLC. If any irregularities are discovered within 10 days