

PUBLIC NOTICE

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. Also, please be advised that pursuant to the terms stated on the Deed of Trust and Note, the beneficiary is allowed to conduct property inspections while there is a default. This shall serve as notice that the beneficiary shall be conducting property inspections on the referenced property. 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 RESIDENTIAL TENANTS The property in which you are living is in foreclosure. A foreclosure sale is scheduled for 11/04/2025 (date). The date of this sale may be postponed. Unless the lender that is foreclosing on this property is paid before the sale date, the foreclosure will go through and someone new will own this property. After the sale, the new owner is required to provide you with contact information and notice that the sale took place. The following information applies to you only if you are a bona fide tenant occupying and renting this property as a residential dwelling under a legitimate rental agreement. The information does not apply to you if you own this property or if you are not a bona fide residential tenant. If the foreclosure sale goes through, the new owner will have the right to require you to move out. Before the new owner can require you to move, the new owner must provide you with written notice that specifies the date by which you must move out. If you do not leave before the move-out date, the new owner can have the sheriff remove you from the property after a court hearing. You will receive notice of the court hearing. PROTECTION FROM EVICTION IF YOU ARE A BONA FIDE TENANT OCCUPYING AND RENTING THIS PROPERTY AS A RESIDENTIAL DWELLING, YOU HAVE THE RIGHT TO CONTINUE LIVING IN THIS PROPERTY AFTER THE FORECLOSURE SALE FOR: 60 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE, IF YOU HAVE A FIXED TERM LEASE; OR AT LEAST 30 DAYS FROM THE DATE YOU ARE GIVEN A WRITTEN TERMINATION NOTICE, IF YOU HAVE A MONTH-TO-MONTH OR WEEK-TO-WEEK RENTAL AGREEMENT. If the new owner wants to

move in and use this property as a primary residence, the new owner can give you written notice and require you to move out after 30 days, even though you have a fixed term lease with more than 30 days left. You must be provided with at least 30 days' written notice after the foreclosure sale before you can be required to move. A bona fide tenant is a residential tenant who is not the borrower (property owner) or a child, spouse or parent of the borrower, and whose rental agreement: Is the result of an arm's-length transaction; Requires the payment of rent that is not substantially less than fair market rent for the property, unless the rent is reduced or subsidized due to a federal, state or local subsidy; and Was entered into prior to the date of the foreclosure sale. ABOUT YOUR TENANCY BETWEEN NOW AND THE FORECLOSURE SALE: RENT YOU SHOULD CONTINUE TO PAY RENT TO YOUR LANDLORD UNTIL THE PROPERTY IS SOLD OR UNTIL A COURT TELLS YOU OTHERWISE. IF YOU DO NOT PAY RENT, YOU CAN BE EVICTED. BE SURE TO KEEP PROOF OF ANY PAYMENTS YOU MAKE. SECURITY DEPOSIT You may apply your security deposit and any rent you paid in advance against the current rent you owe your landlord as provided in ORS 90.367. To do this, you must notify your landlord in writing that you want to subtract the amount of your security deposit or prepaid rent from your rent payment. You may do this only for the rent you owe your current landlord. If you do this, you must do so before the foreclosure sale. The business or individual who buys this property at the foreclosure sale is not responsible to you for any deposit or prepaid rent you paid to your landlord. ABOUT YOUR TENANCY AFTER THE FORECLOSURE SALE The new owner that buys this property at the foreclosure sale may be willing to allow you to stay as a tenant instead of requiring you to move out after 30 or 60 days. After the sale, you should receive a written notice informing you that the sale took place and giving you the new owner's name and contact information. You should contact the new owner if you would like to stay. If the new owner accepts rent from you, signs a new residential rental agreement with you or does not notify you in writing within 30 days after the date of the foreclosure sale that you must move out, the new owner becomes your new landlord and must maintain the property. Otherwise: You do not owe rent; The new owner is not your landlord and is not responsible for maintaining the property on your behalf; and You must move out by the date the new owner specifies in a notice to you. The new owner may offer to pay your moving expenses and any other costs or amounts you and the new owner agree on in exchange for your agreement to leave the premises in less than 30 or 60 days. You should speak with a lawyer to fully understand your rights before making any decisions regarding your tenancy. IT IS UNLAWFUL FOR ANY

PERSON TO TRY TO FORCE YOU TO LEAVE YOUR DWELLING UNIT WITHOUT FIRST GIVING YOU WRITTEN NOTICE AND GOING TO COURT TO EVICT YOU. FOR MORE INFORMATION ABOUT YOUR RIGHTS, YOU SHOULD CONSULT A LAWYER. If you believe you need legal assistance, contact the Oregon State Bar and ask for the lawyer referral service. Contact information for the Oregon State Bar is included with this notice. If you do not have enough money to pay a lawyer and are otherwise eligible, you may be able to receive legal assistance for free. Information about whom to contact for free legal assistance is included with this notice. OREGON STATE BAR, 16037 S.W. Upper Boones Ferry Road, Tigard Oregon 97224, Phone (503) 620-0222, Toll-free 1-800-452-8260 Website: <http://www.oregonlawhelp.org> NOTICE TO VETERANS If the recipient of this notice is a veteran of the armed forces, assistance may be available from a county veterans' service officer or community action agency. Contact information for a service officer appointed for the county in which you live and contact information for a community action agency that serves the area where you live may be obtained by calling a 2-1-1 information service. The Fair Debt Collection Practices Act requires that we state the following: this is an attempt to collect, and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings: This shall not be construed to be an attempt to collect the outstanding indebtedness or hold you personally liable for the debt. This letter is intended to exercise the note holders right's against the real property only. Dated: 06/30/2025 Prime Recon LLC By: Devin Ormonde, Assistant Vice President Prime Recon LLC 27368 Via Industria, Ste 201 Temecula, CA 92590 Phone number for the Trustee: (888) 725-4142 A-4847172 07/09/2025, 07/16/2025, 07/23/2025, 07/30/2025 Published July 9, 16, 23, 30, 2025 Affidavit 4c



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Sheriff's Report

Disposition: COMPLETED.

Driving Complaint
Occurred at N Main St/NE Quaid St, in Heppner, OR. RP called in a driving complaint. Disposition: ADVISED.

Agency Assist
Occurred at Highway 395 S/Highway 74, in Pilot Rock, OR. UCSO advised that Pilot Rock PD was in pursuit of an early 1990's white possibly Ford F150 with unknown WA plates, last seen SB on Hwy 395 from MP 22. Pursuit was terminated, would like MCSO to keep an eye out. Disposition: COMPLETED.

Driving Complaint
Occurred on SE Utah Ave, in Irrigon, OR. Rp advised of black Escalade that flew through. Disposition: UNABLE TO LOCATE.

Driving Complaint
Occurred on SE Utah Ave, in Irrigon, OR. RP called in a driving complaint. Disposition: ADVISED.

Alarm
Occurred at Migrant Head Start on Willow Fork Dr, in Boardman, OR. Rp called in a commercial alarm at this address. Disposition: COMPLETED.

Civil Service
Officer initiated activity at 3509 Westgate - Rental Property, Ne Fourth St, Irrigon, OR. Disposition: COMPLETED.

Burglary
Occurred at Green Acres on Paterson Ferry Rd, in Irrigon, OR. Rp is reporting a cold burglary. Disposition: REPORT TAKEN. Suspicious Activity, Occurred at W Eighth Rd/ Washington Ln, in Irrigon, OR. 45m c/b feet injury /infection. MCSO and IRRRA responded, complete/patient was transported to GSH. Disposition: COMPLETED.

MCSO 05/28 - 06/09/2025

Noise Complaint
Occurred on SE Court St, in Heppner, OR. Reporting party inquired about the noise ordinance without needing contact. Disposition: ADVISED.

Motor Vehicle Accident
Occurred on SE Fifth St, in Irrigon, OR. Driver was issued a citation for Driving Without Insurance. Court appearance scheduled for 07/08/2025. Disposition: COMPLETED.

Disturbance
Occurred at S Willow St, in Ione, OR. A male was causing a disturbance, yelling at the reporting party, who requested deputy response. Kevin Lee Mudge was arrested for Disorderly Conduct II and released to appear on 06/26/2025. Disposition: REPORT TAKEN.

Property Found/Lost
Occurred at Java Junkies on E Highway 730, in Irrigon, OR. A wallet found in the road was turned in to

the establishment. Disposition: COMPLETED.

Motor Vehicle Accident
Occurred at Homestead LN/Bombing Range Rd, in Boardman, OR. A 911 text reported a motor vehicle accident with injury via satellite. Disposition: UNABLE TO LOCATE.

Civil Dispute
Occurred at NW Tenth St, in Boardman, OR. The reporting party's ex was refusing to return a vehicle and possibly took their child out of state without permission. Disposition: ADVISED.

Civil Dispute
Occurred at Columbia River Rv Park on Columbia Ln, in Irrigon, OR. The reporting party requested deputy contact regarding a neighbor dispute over a property line, with the neighbor allegedly yelling at the reporting party's children. Disposition: ADVISED.

Theft
Occurred at Irrigon Market on E Highway 730, in Irrigon, OR. A female stole multiple items and left in a vehicle. The reporting party provided a license plate number and requested contact. Disposition: REPORT TAKEN.

Civil Service
Officer initiated activity at NW Columbia Av, in Boardman, OR. Subpoena served for case C2025-0264. Disposition: COMPLETED.

Civil Service
Officer initiated activity at Ne Third St, in Irrigon, OR. Subpoena served for case C2025-0264. Disposition: COMPLETED.

Suspicious Person/Circumstance
Occurred at Love's Travel Stop And Country Store on Tower Rd, in Boardman, OR. A male was looking into vehicles in the parking lot. The reporting party provided a description and requested deputy contact. Disposition: UNABLE TO LOCATE.

Suspicious Person/Circumstance
Occurred on NW Tenth St, in Boardman, OR. A neighbor was banging on the reporting party's door, yelling about their child, and the reporting party requested deputy contact. Disposition: ADVISED.

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