

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.

Dated: 07/31/06
KELLY D. SUTHERLAND
 Successor Trustee
SHAPIRO & SUTHERLAND, LLC
 5501 N.E. 109th Court,
 Suite N
 Vancouver, WA 98662
 Telephone: (360) 260-2253
 S&S 06-18590
 Published: September 6, 13, 20
 and 27, 2006
 Affidavit

PUBLIC NOTICE
 IN THE CIRCUIT COURT
 OF THE
 STATE OF OREGON
 FOR THE COUNTY
 OF MORROW
 ESTATE OF:
JEAN E. NELSON,
 Deceased.
 No. 06 PR 011
**NOTICE TO INTERESTED
 PERSONS**

Notice is hereby given that the undersigned have been appointed co-personal representatives of the estate. All persons having claims against the estate are required to present them to the co-personal representatives 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: September 13, 2006

Co-Personal Representatives:
 Charles A. Nelson
 PO Box 557
 Lexington, OR 97839
 Kristin Nelson Graham
 PO Box 5435
 Salem, OR 97304

Steven H. Corey
 Corey, Byler, Rew, Lorenzen &
 Hojem, LLP
 222 S.E. Dorion Ave
 PO Box 218
 Pendleton, OR 97801
 541-276-3331
 Published: September 13, 20
 and 27, 2006
 Affidavit (2)

PUBLIC NOTICE

**OREGON TRUSTEE'S
 NOTICE OF SALE T.S. No:**
 F338102 OR Unit Code: F
 Loan No: 3708307/ERFURTH
 AP #1: 5N-26-25A 2621 Title
 #: 3009186 Reference is made
 to that certain Trust Deed made
 by **JOYCE M. ERFURTH** as
 Grantor, to **DAVID A. KUBAT,**
OSBA 84265 C/O T.D. SERVICE COMPANY
 as Trustee, in favor of **WESTERN
 SUNRISE AKA CROSSLAND MORTGAGE
 CORP.** as Beneficiary. Dated
 November 13, 2000, Recorded
 November 20, 2000 as Instr.
 No. 2000-2561 in Book —
 Page — of Official Records in
 the office of the Recorder of
 MORROW County; **OREGON AND A MODIFICATION
 AGREEMENT DATED 08/01/05**
 covering the following
 described real property situated
 in said county and state, to
 wit: **LOT 19 DUNE ADDITION
 PHASE TWO, IN THE CITY OF
 IRRIGON, COUNTY OF MORROW
 AND STATE OF OREGON.** Both
 the beneficiary and the trustee
 have elected to sell the said real
 property to satisfy the obligations
 secured by said Trust Deed and
 a Notice of Default has been
 recorded pursuant to Oregon
 Revised Statutes 86.735(3);
 the default for which the
 foreclosure is made is Grantor's
 failure to pay when due, the
 following sums: 3 PYMTS FROM
 04/01/06 TO 06/01/06 @ 677.95
 \$2,033.85 3 L/C FROM 04/16/06
 TO 06/16/06 @ 26.50 \$79.50
**MISCELLANEOUS FEES \$525.85
 CORPORATE ADVANCES \$471.91**
 Sub-Total of Amounts in Arrears:
 \$3,111.11 Together with any
 default in the payment of
 recurring obligations as they

become due. **ALSO,** if you
 have failed to pay taxes on the
 property, provide insurance on
 the property or pay other senior
 liens or encumbrances as
 required in the note and Trust
 Deed, the beneficiary may insist
 that you do so in order to
 reinstate your account in good
 standing. The beneficiary may
 require as a condition to
 reinstatement that you provide
 reliable written evidence that
 you have paid all senior liens or
 encumbrances, property taxes,
 and hazard insurance premiums.
 These requirements for
 reinstatement should be confirmed
 by contacting the undersigned
 Trustee. The street or other
 common designation if any, of
 the real property described
 above is purported to be: **490
 DIVISION STREET, IRRIGON,
 OR 97844** The undersigned
 Trustee disclaims any liability
 for any incorrectness of the
 above street or other common
 designation. By reason of said
 default, the beneficiary has
 declared all sums owing on the
 obligation secured by said Trust
 Deed immediately due and
 payable, said sums being the
 following, to wit: Principal
 \$69,178.64, together with
 interest as provided in the
 note or other instrument secured
 from 03/01/06, and such other
 costs and fees are due under
 the note or other instrument
 secured, and as are provided
 by statute. **WHEREFORE,**
 notice is hereby given that
 the undersigned trustee will,
 on October 27, 2006, at the
 hour of 10:00 A.M. in accord
 with the Standard Time, as
 established by ORS 187.110,
**AT THE COURT STREET
 ENTRANCE, MORROW COUNTY
 COURTHOUSE, 100 COURT
 STREET HEPPNER,** County of
 MORROW, State of OREGON,
 (which is the new date, time
 and place set for said sale)
 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 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 O.R.S. 86.753 has the right,
 at any time prior to five days
 before the date last set for
 the sale, to have this
 foreclosure proceeding
 dismissed and the Trust Deed
 reinstated by payment to the
 beneficiary of the entire
 amount then due (other than
 such portion of the principal
 as would not then be due had
 no default occurred) and by
 curing any other default
 complained herein that is
 capable of being cured by
 tendering the performance
 required under the obligation
 of the Trust Deed, and in
 addition to paying said sums
 or tendering the performance
 necessary to cure the default,
 by paying all costs and
 expenses actually incurred
 in enforcing the obligation
 and Trust Deed, together
 with trustee's and attorney's
 fees not exceeding the
 amounts provided by said
 ORS 86.753. It will be
 necessary for you to contact
 the undersigned prior to the
 time you tender
 reinstatement or payoff so
 that you may be advised of
 the exact amount, including
 trustee's costs and fees,
 that you will be required to
 pay. Payment must be in the
 full amount in the form of
 cashier's or certified check.
 The effect of the sale will be
 to deprive you and all those
 who hold by, through and
 under you of all interest in
 the property described above.
 In construing this notice,
 the masculine gender includes
 the feminine and the
 neuter, the singular includes
 the plural, the word "grantor"
 includes any successor in
 interest to the grantor as well
 as any other person owing an
 obligation, the performance of
 which is secured by said Trust
 Deed, and the words "trustee"
 and "beneficiary" include their
 respective successors in
 interest, if any. We are
 assisting the Beneficiary to
 collect a debt

and any information we obtain
 will be used for that purpose
 whether received orally or in
 writing. If the Trustee is unable
 to convey title for any reason,
 the successful bidder's sole and
 exclusive remedy shall be the
 return of monies paid to the
 Trustee, and the successful
 bidder shall have no further
 recourse. If available, the
 expected opening bid and/or post-

ponement information may be
 obtained by calling the following
 telephone number(s) on the
 day before the sale: (714) 480-
 5690 or you may access sales
 information at www.ascentex.com/websales/
 DATED: 06/19/06
DAVID A. KUBAT, OSBA #84265
 By **DAVID A. KUBAT,**
ATTORNEY AT LAW
DIRECT INQUIRIES TO:
T.D. SERVICE COMPANY

FORECLOSURE DEPARTMENT
 1820 E. FIRST ST.,
 SUITE 210 P.O. BOX 11988
 SANTA ANA, CA 92711-1988
 (800) 843-0260 TAC#
 742250W PUB: 09/13/06, 09/
 20/06, 09/27/06, 10/04/06
 Affidavit

Class Ad Deadline
Mondays at 5 p.m.

We Print
Letterhead
Envelopes
Business Cards
and more!
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676-9228

REAL ESTATE

**Commercial zoned
 building in Ione**



5152 sq ft building on 75 X 100 lot zoned commercial. Original building built in 1947, back portion added in 1971. Would make good business location or use for storage.

\$47,500

3 bedroom single wide w/garage

This 3 bedroom, 1 bath single wide with an expando living room is in good shape and priced right. It has central air and F/A electric heat. New thermopane windows. Roof coated in 2003. Has a newer garage with automatic door opener, and a storage shed for tools. This home is carpeted throughout. Includes stove, refrigerator, washer and dryer.

Pick apricots off the fruit trees and enjoy the well kept yard. Underground sprinkler system.

Would make a good rental unit, or just an inexpensive way to live.



\$45,000

Double lot w/ shop



1898 home with 2092 sq ft living area.

Double lot with shop on one lot
 Front porch and deck in back

\$89,000

2 Bedroom 1 bath



2 Bedroom 1 bath. Propane heat
 Unfinished attic. Large shop
 City water, City Sewer
 66 x 130' lot
 Fenced Yard

\$65,900

Call me to see your property
 listed here

**Restaurant &
 Lounge**



Restaurant and Lounge in Heppner. All fixtures and inventory included in sale. Turn-key operation. Walk in and run your own business.

\$219,000

Property listings are available
 at www.sykesrealestate.net



Owner/
 Broker
David Sykes

SYKES REAL ESTATE

188 W. Willow • P.O. Box 337 • Heppner, OR 97836

(541) 676-9228 • 1-800-326-2152
 Cell (541) 980-6674 • Fax (541) 676-9211
 E-mail: david@sykesrealestate.net

Information deemed correct
 not guaranteed

**Mountain Home With
 Great View**



1975 Manufactured 2 Bedroom
 2 bath house on 5 m/l acres. New siding,
 decks, windows and insulation. Guest
 bunkhouse. Property includes: carport,
 shed, garage, gazebo and small barn

\$145,000