

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 postponement 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

REAL ESTATE

Commercial zoned building in Ione

NEW LISTING!



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 therma-pane windows. Roof coated in 2003. Has a newer garage with automatic door opener, and a storage shed for tools. The home is carpeted throughout. Includes stove, refrigerator, washer and dryer.

Pick a color off the furniture 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

Mountain Property

2 parcels
40 Acres &
120 Acres

160 acres
\$160,000

Great hunting: deer, elk, and turkey. Water springs. Your own getaway.



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

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

Property listings are available at www.sykesrealestate.net



Owner/Broker
David Sykes

SYKES REAL ESTATE

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