

BAKER COUNTY SHERIFF'S OFFICE



State of Oregon) Court Case# 16132
County of Baker) Sheriff's Case# 2017001761

NOTICE OF SHERIFF'S SALE (Real Property)

On January 30, 2018, at the hour of 9:00 a.m. at the Baker County Court House, 1995 Third Street, Baker City, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Baker County Sheriff's Office, subject to redemption, the following described real property:

The South half of the North half of the West half of Block 6, J.M. BOYD ADDITION to Baker City, in Baker City, County of Baker and State of Oregon.

The property is commonly known as: **2318 2nd Street
Baker City, OR 97814**

Said sale is made pursuant to a Writ of Execution in Foreclosure dated October 20, 2017, issued out of the Circuit Court of the State of Oregon for the County of Baker where WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST C, is plaintiff, and ZACHARY O. BROOKS, an individual; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property, is defendant.

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

Before bidding at the sale, a prospective bidder should independently investigate:

- (a) The priority of the lien or interest of the judgment creditor;
- (b) Land use laws and regulations applicable to the property;
- (c) Approved uses for the property;
- (d) Limits on farming or forest practices on the property;
- (e) Rights of neighboring property owners; and

(f) Environmental laws and regulations that affect the property.

Conditions of Sale: All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without proof of sufficient funds, or that have not qualified before the start of the auction, will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to Baker County Sheriff will be accepted. Payment must be made in full immediately upon conclusion of the sale. Only the judgment creditor who obtained the writ may credit bid up to the Writ amount plus allowable costs. The judgment creditor must have cash in hand for any difference above the amount of the Writ and allowable costs.

TRAVIS ASH, SHERIFF
Baker County, Oregon

By April L. Bowers
April L. Bowers, Civil Deputy