



Malheur County Sheriff

Brian E. Wolfe

Travis Johnson
Undersheriff

Lt. Rachel Reyna
Jail Commander

Lt. Rob Hunsucker
Emergency Services Commander

State of Oregon)
)
County of Malheur)

Court Case # 17CV21953

Sheriff's Case # 138819

NOTICE OF SHERIFF'S SALE (Real Property)

On February 13, 2018, at the hour of 10:00 a.m., at the front door of the Malheur County Sheriff's Office, 151 B Street West, in the City of Vale, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to the Malheur County Sheriff's Office, subject to redemption the following described real property:

LAND IN MALHEUR COUNTY, OREGON, AS FOLLOWS: IN TOWNSHIP 18 SOUTH, RANGE 45 EAST OF THE WILLIAM MERIDIAN: SECTION 30: A PARCEL OF LAND IN THE NE1/4 SE1/4 MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 0° 03' WEST, 337 FEET FROM THE SOUTHEAST CORNER OF SAID NE1/4 SE1/4; THENCE NORTH 0° 03' WEST, 173.1 FEET; THENCE NORTH 89° 28' WEST, 330.23 FEET; THENCE SOUTH 0° 02' EAST, 173.1 FEET; THENCE SOUTH 89° 28' EAST, 330.29 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE SOUTH 77.2 FEET THEREOF.

and is commonly known as:

1266 W. MAIN STREET, VALE, OR 97918 ("SUBJECT PROPERTY").

Said sale is made pursuant to a Writ of Execution dated November 7, 2017, issued out of the Circuit Court of the State of Oregon for the County of Malheur, where **DITECH FINANCIAL LLC**, is the plaintiff, and **VICTORIA A. TERMINE AS AFFIANT OF THE SMALL ESTATE OF DAVID J. TERMINE AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL**

PROPERTY COMMONLY KNOWN AS 1266 W. MAIN STREET, VALE, OR 97918, are the defendants.

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: Only U.S. currency and/or certified cashier's checks made payable to the Malheur County Sheriff's Office will be accepted, at the time and location of the sale. Payment must be made in full immediately upon close of the sale.

I hereby declare that the above statement is true to the best of my knowledge and belief, and that I understand it is made for use as evidence in court and is subject to penalty for perjury.

BRIAN E. WOLFE, SHERIFF
Malheur County, Oregon

By _____


Deputy LORA RAY