

State of Oregon)
)
County of Wallowa)

Court Case# 15-04-14552
Sheriff's Case# 11035

NOTICE OF SHERIFF'S SALE
(Real Property)

On the 27th day of February, 2018, at the hour of 10:00 a.m. at the Wallowa County Justice Center, 104 W Greenwood Street, in the City of Enterprise, Oregon, I will sell at public auction to the highest bidder for cash in hand, the following described real property, subject to redemption, located in Wallowa County, Oregon, to wit:

Lot 15 and Lot 16, EXCEPT the South 15 feet of Lot 16, LITTLETON'S SUBDIVISION of Block 6 of the Amended Plat of the Bank Addition to Enterprise, Wallowa County, Oregon, as shown by the map thereof on file and of record in the Office of the County Clerk of said County and State in Book O of Deeds, Page 93.

EXCEPTING THEREFROM the East 8 feet thereof as shown dedicated to the public for use as an alley recorded in Book 27 of Deeds, Page 149.

The property address is 305 Roberts Street, Enterprise, OR 97828

Said sale is made pursuant to a Writ of Execution in Foreclosure dated the 12th day of October, 2017, issued out of the Circuit Court of the State of Oregon for the County of Wallowa to me directed in the case of:

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the plaintiff, and JAMES D. CARLSON, an individual; NAOMI L. CARLSON, 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 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 Wallowa 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.

Steve Rogers, SHERIFF
Wallowa County, Oregon

By Ava Skillings
Ava Skillings, Chief Civil Deputy