

**NOTICE OF SHERIFF'S SALE
(Real Property)**

On March 29, 2018, at the hour of 10:00 a.m. at the Gilliam County Courthouse, 221 S. Oregon Street, Condon, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Gilliam County Circuit Court, subject to redemption, all the right, title interest and claim of the defendants in the following described real property:

The real property is commonly known as: 333 North A Street, Condon, Oregon, 97823

TRACT 1

A parcel of land situated in Lot 1, LANCASTER'S SUBDIVISION TO THE TOWN OF CONDON, Gilliam County, State of Oregon, in the Southwest quarter of the Northwest quarter of Section 10, Township 4 South, Range 21 East of the Willamette Meridian, more particularly described as beginning at the Northeast corner of Lot 1, running thence South 100 feet;
Thence West 148 feet;
Thence North 100 feet;
Thence East 148 feet to the place of beginning.

TRACT 2

A parcel of land situated in Lot 1, LANCASTER'S SUBDIVISION TO THE TOWN OF CONDON, Gilliam County, State of Oregon, in the Southwest quarter of the Northwest quarter of Section 10, Township 4 South, Range 21 East of the Willamette Meridian, more particularly described as follows; Beginning at a point 195 feet North of the Southeast corner of said Lot 1;
Running thence on a line parallel with the South boundary line of said Lot a distance of 148 feet to the West boundary line;
Thence South along said West boundary line a distance of 75 feet;
Thence East on a line parallel with the above mentioned East and West line a distance of 148 feet to the East boundary line of said Lot;
Thence North along the East boundary line to the place of beginning.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated January 22, 2018, issued out of the Circuit Court of the State of Oregon for the County of Gilliam where CitiMortgage, Inc., are plaintiffs, and Robert E. Smith; Pacific Cascades Financial, Inc.; and All Other Persons or Parties Unknown Claiming any Right, Title, Lien, or Interest in the Real Property Commonly Known as 333 North A Street, Condon, Oregon, 97823, are 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: 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 Gilliam County Circuit Court 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.

GARY BETTENCOURT, SHERIFF
Gilliam, Oregon

By 

Sheriff