



# Malheur County Sheriff

*Brian E. Wolfe*

*Travis Johnson*  
Undersheriff

*Lt. Rachel Reyna*  
Jail Commander

*Lt. Rob Hunsucker*  
Emergency Services Commander

State of Oregon )

Court Case # 17CV31509

County of Malheur )

Sheriff's Case # 139038

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

On April 17, 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 WILLAMETTE MERIDIAN: SEC. 28: A PARCEL OF LAND IN GOVERNMENT LOT 1 DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 0° 32' 49" WEST, ALONG THE EAST BOUNDARY LINE THEREOF, 704.40 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 37' 11" WEST, 381.23 FEET; THENCE NORTH 17° 44' 15" WEST, 114.30 FEET; THENCE SOUTH 89° 37' 11" EAST, 417.09 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID GOV. LOT 1; THENCE SOUTH 0° 32' 49" WEST, 108.63 FEET TO THE POINT OF BEGINNING.

and is commonly known as:

3790 ARROW LANE, VALE, OR 97918

Said sale is made pursuant to a Writ of Execution dated December 18, 2017, issued out of the Circuit Court of the State of Oregon for the County of Malheur, where **OCWEN LOAN SERVICING, LLC**, is the plaintiff, and **SYLVIA R. CAVANESS; JIMMIE W. CAVANESS; OCCUPANTS OF THE PROPERTY**, are the defendants.

151 'B' STREET WEST • VALE, OREGON 97918

Dispatch (541) 473-5126 • Jail (541) 473-5510 • Fax (541) 473-5136 • Administration (541) 473-5126 • Fax (541) 473-5504

**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