



# 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 # 16CV30082

County of Malheur )

Sheriff's Case # 139017

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

On April 10, 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:

IN TWP. 18 S., R. 45 E., W.M.; SEC. 21: A PARCEL OF LAND IN THE S1/2 MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS LOCATED 1070 FEET EAST AND 451 FEET NORTH OF THE SOUTH QUARTER CORNER OF SEC. 21; THENCE S. 67 DEGREES 37' E., 612 FEET; THENCE N. 0 DEGREES 39' E., 1066.7 FEET; THENCE N. 65 DEGREES 56' W., 630.7 FEET; THENCE S. 1087.5 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT A POINT 1070 FEET EAST AND 451 FEET NORTH OF THE SOUTH QUARTER CORNER OF SEC. 21; THENCE S. 67 DEGREES 37' E., 612 FEET TO THE POINT OF BEGINNING; THENCE N. 0 DEGREES 39' E., 727.9 FEET; THENCE N. 62 DEGREES 17; W., 64.5 FEET; THENCE N. 78 DEGREES 21' W., 132.4 FEET; THENCE S. 0 DEGREES 20' W., 709.4 FEET; THENCE S. 67 DEGREES 37' E., 197.4 FEET TO THE POINT OF BEGINNING.

and is commonly known as:

1540 HWY 20-26, VALE, OREGON 97918 ("SUBJECT PROPERTY")

Said sale is made pursuant to a Writ of Execution dated December 22, 2017, issued out of the Circuit Court of the State of Oregon for the County of Malheur, where **U.S. BANK**

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

TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST, is the plaintiff, and KIMBERLY THOMAS, INDIVIDUALLY AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DOYLE W. DROWNS; JEFFREY DROWNS; JASON DROWNS; CONNIE MCCARTY; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1540 HWY 20-26, VALE, OREGON 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