

State of Oregon)
)
County of Wallowa)

Court Case# 151014635
Sheriff's Case# 11073

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

On the 12th day of April, 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:

A parcel of land situated in the NW ¼ SW ¼ of Section 32, Township 2 south, Range 45 east, of the Willamette Meridian, Wallowa County, Oregon, designated as PARCEL 3 of Minor Partition No. 99-39037 on file and of record in the office of the Wallowa County Clerk.

APN:3440

The property address is 1102 S Main Street, Joseph, Oregon 97846

Said sale is made pursuant to a Writ of Execution in Foreclosure dated the 17th day of November, 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 TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR VM TRUST SERIES 3, A DELAWARE STATUTORY TRUST, is the plaintiff, and ANTHONY T. GROSS, an individual; BANCO POPULAR NORTH AMERICA, a corporation; 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

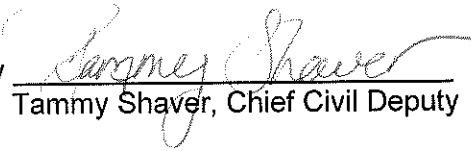
Before bidding at the sale, a prospective bidder should independently investigate:

- (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 
Tammy Shaver, Chief Civil Deputy