

State of Oregon)
)
County of Wallowa)

Court Case# 121214185
Sheriff's Case# 11145

NOTICE OF SHERIFF'S SALE
(Real Property)

On the 12th day of July, 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:

All that portion of the SE ¼, Section 3, and that portion of the NE ¼, Section 10, Township 1 North, Range 42 East of the Willamette Meridian, Wallowa County Oregon, with reference to Survey No. CS 84-007, on file and of record in the Office of the County Surveyor, more particularly described as follows:

COMMENCING at centerline station 648+00 on State Highway No. 82, known as the Wallowa Lake Highway, thence along said centerline South 47°46'00" East 475.37 feet to a point; thence North 42°14'00" East 35.00 feet to a 5/8 inch iron pin set on the Northeasterly right of way line of said Highway as shown on said Survey, said iron pin being the TRUE POINT OF BEGINNING; thence North 52°43'08" East 161.02 feet to a point marked by a 5/8 inch iron pin, said point hereinafter referred to as POINT "A"; thence retracing South 52°43'08" West 161.02 feet; thence along said right of way line North 47°46'00" West 154.70 feet to a point marked by a 5/8 inch iron pin said point being a point on the Easterly right of way of County Road No. 543; thence along said right of way line North 1°47'54" East 53.83 feet to a point marked by a 5/8 inch iron pin; thence South 62°39'05" East 207.27 feet to a point marked by a 5/8 inch iron pin; thence South 27°20'55" West 277.88 feet to a point on the centerline of an existing irrigation ditch known as the Lower Valley Ditch, (said point being referenced on the ground by a 5/8 inch iron pin which bears North 27°20'55" East 80.38 feet from said point); thence in a Northwesterly direction along the centerline of said Ditch a distance of 662 feet, more or less, to the aforementioned POINT 'A'; thence South 52°43'08" west 161.02 feet to the True Point of Beginning.

APN/Parcel #1N42 3 TL1800 #7747

Commonly known as address 71481 Dougherty Loop, Wallowa, OR 97885

Said sale is made pursuant to a Writ of Execution in Foreclosure dated the 30th day of January, 2018, issued out of the Circuit Court of the State of Oregon for the County of Wallowa to me directed in the case of:

FEDERAL NATIONAL MORTGAGE ASSOCIATION, (FNMA), is the plaintiff, and KATHERINA M. DOUGHERTY; DOUGLAS D DOUGHERTY; FIRST HORIZON HOME LOAN CORPORATION; DANNY JAMES GUILLOT; OCCUPANTS OF THE PROPERTY, are the defendants.

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

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

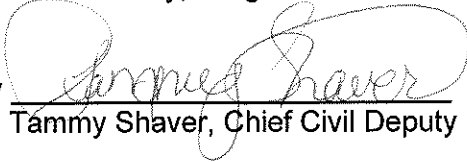
- (a) The priority of the lien or interest of the judgment creditor;
- (b) Land use laws and regulations applicable to the property;
- (c) Approved uses for the property;
- (d) Limits on farming or forest practices on the property;
- (e) Rights of neighboring property owners; and
- (f) Environmental 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