



Malheur County Sheriff

Brian E. Wolfe

Travis Johnson
Undersheriff

Lt. Rachel Reyna
Jail Commander

Lt. Rob Hunsucker
Emergency Services Commander

State of Oregon)
)
County of Malheur)

Court Case # 15CV1465
Sheriff's Case # 139445

NOTICE OF SHERIFF'S SALE (Real Property)

On July 24, 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 RESURVEYED' NORTHWEST TOWNSITE COMPANY'S FIRST ADDITION, CITY OF VALE, MALHEUR COUNTY OREGON, AS FILED UNDER GENERAL JUDGMENT CASE NO. 05-01-4154-E, MALHEUR COUNTY CIRCUIT COURT AND RECORDED SEPTEMBER 18, 2006, INSTRUMENT NO. 2006-6911. MALHEUR COUNTY RECORDS "AS FOLLOWS: LOT.32. SAID PROPERTY FORMERLY DESCRIBED AS: LAND IN NORTHWEST TOWNSITE FIRST ADDITION, CITY OF VALE, MALHEUR COUNTY, OREGON. OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS FOLLOWS: IN BLOCK 10: LOT 8 AND THE SOUTH 22 FEET OF LOT 9. TAX PARCEL NUMBER:19520

and is commonly known as:

1392 & 1394 WASHINGTON STREET, VALE, OR 97918.

Said sale is made pursuant to a Writ of Execution dated March 27, 2018, issued out of the Circuit Court of the State of Oregon for the County of Malheur, where **NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING**, is the plaintiff, and **RYANN HIATT, AN INDIVIDUAL; RADENE HIATT, AN INDIVIDUAL; AND ALL OTHER PERSONS,**

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

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 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