

BAKER COUNTY SHERIFF'S OFFICE



State of Oregon) Court Case# 17CV32137
County of Baker) Sheriff's Case# 2018000815

NOTICE OF SHERIFF'S SALE (Real Property)

On August 07, 2018, at the hour of 9:00 a.m. at the Baker County Court house, 1995 Third Street, Baker City, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Baker County Sheriff's Office, subject to redemption, plaintiff's security interest in the real property located at 1915 Colorado Ave., Baker City, OR 97814 ("Subject Property"), as evidenced by the Deed of Trust recorded October 2, 2006 in the official records of Baker County as instrument number 064003575B ("Deed of Trust"), is a viable first priority lien, superior to the interests of all the Defendants. All rights, claims, ownerships, liens, titles and demands of all Defendants are subsequent to Plaintiff's lien as created by the Note and Deed of Trust. The Subject Property is legally described as follows:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN, IN BAKER CITY, COUNTY OF BAKER AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE OREGON LUMBER COMPANY TRACT, BEING WEST 328 FEET, MORE OR LESS, AND SOUTH 16 FEET FROM THE NORTHEAST CORNER OF SECTION 29, SAID TOWNSHIP AND RANGE; THENCE WEST 55 FEET; THENCE SOUTH 209 FEET; THENCE EAST 55 FEET; THENCE NORTH 209 FEET TO THE POINT OF BEGINNING.

The property is commonly known as: **1915 Colorado Ave.
Baker City, OR 97814
("Subject Property")**

Said sale is made pursuant to a Writ of Execution dated May 25, 2018, issued out of the Circuit Court of the State of Oregon for the County of Baker where HSBC BANK USA, N.A. AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-3 is plaintiff, and DANIEL E. SHELTON; LINDA K. SHELTON AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1915 COLORADO AVE., BAKER CITY, OR 97814, is defendant.

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: All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without proof of sufficient funds, or that have not qualified before the start of the auction, will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to Baker County Sheriff will be accepted. Payment must be made in full immediately upon conclusion of the sale. Only the judgment creditor who obtained the writ may credit bid up to the Writ amount plus allowable costs. The judgment creditor must have cash in hand for any difference above the amount of the Writ and allowable costs.

TRAVIS ASH, SHERIFF
Baker County, Oregon

By April L. Bowers
April L. Bowers, Civil Deputy