

State of Oregon)
)
County of Wallowa)

Court Case# 17CV20704
Sheriff's Case# 11150

NOTICE OF SHERIFF'S SALE
(Real Property)

On the 23rd day of August, 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:

Lots 9 and 10, block 20, town of Wallowa, Wallowa County, Oregon, as shown by the plat thereof on file and of record in the office of the County Clerk of said county and state in Book G of Deeds, page 154.

Commonly known as 206 W 1st St, Wallowa, OR 97885

Said sale is made pursuant to a Writ of Execution in Foreclosure dated the 17th day of April, 2018, issued out of the Circuit Court of the State of Oregon for the County of Wallowa to me directed in the case of:

U.S. BANK NATIONAL ASSOCIATION, is the plaintiff, and **SUSAN R. MILLER INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE SMALL TESTATE ESTATE OF NANCY M. BROOKS; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 206 W. 1ST STREET, WALLOWA, OR 97885** , 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 _____
Marjorie Rogers, Civil Deputy