

State of Oregon)
)
County of Wallowa)

Court Case #18CV17971

Sheriff's Case #11391

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

On 5th day of February, 2019, at the hour of 10:00 a.m. at the Wallowa County Justice Center, 104 W. Greenwood St., Enterprise, OR, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Wallowa County Sheriff's Office, the following described real property, subject to redemption, located in Wallowa County, Oregon, to wit:

THE WEST HALF OF LOTS 23 AND 24, BIRCHLAND ADDITION TO ENTERPRISE, WALLOWA COUNTY, OREGON, AS SHOWN BY THE PLAT THEREOF ON FILE OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY AND STATE IN BOOK O OF DEEDS, PAGE 150.

The property is commonly known as: 505 VIKING DR.
ENTERPRISE, OR 97828

Said sale is made pursuant to a Writ of Execution dated December 6, 2018, issued out of the Circuit Court of the State of Oregon for the County of Wallowa where QUICKEN LOANS INC. is plaintiff, and THE ESTATE OF JOHN F. ELLIS AS TRUSTEE OF THE ELLIS LIVING TRUST AGREEMENT DTD JULY 12, 2007; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF JOHN F. ELLIS; THE SUCCESSOR TRUSTEE OF THE ELLIS LIVING TRUST AGREEMENT DTD JULY 12, 2007; THOMAS GLEN ELLIS; JOHN DUANE ELLIS; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 505 VIKING DR. ENTERPRISE, OR 97828 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 Wallowa 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.

STEVE ROGERS, SHERIFF
Wallowa, Oregon

By 
Deputy Marjorie Rogers