State of Oregon)
)
County of Wallowa)

Court Case #16CV40254

Sheriff's Case #11400

NOTICE OF SHERIFF'S SALE
(Real Property)

On March 5th, 2019, at the hour of 1:00 p.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 NORTH HALF OF BLOCK 19, EXCEPT THE WEST 112 FEET THEREOF, RESIDENCE ADDITION TO THE 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 342, AND BY THE AMENDED PLAT THEREOF ON FILE AND OF RECORD IN BOOK I OF DEEDS, PAGE 128.

The property is commonly known as: 306 Holmes St.
Wallowa, OR 97885

Said sale is made pursuant to a Writ of Execution in Foreclosure dated December 10, 2018, issued out of the Circuit Court of the State of Oregon for the County of Wallowa where U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST AS ASSIGNED BY BANK OF AMERICA, N.A. is plaintiff, and SHARMALEE K KEEN; THEADORE W. KEEN; CAPITAL ONE HOME LOANS, LLC; OCCUPANTS OF THE PROPERTY 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