



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 # 18CV40525

Sheriff's Case # 140646

NOTICE OF SHERIFF'S SALE
(Real Property)

On May 14, 2019, 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MALHEUR, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS: LAND IN TERRACE HEIGHTS ADDITION, CITY OF ONTARIO, MALHEUR COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS FOLLOWS: IN BLOCK 2: LOTS 13 AND 14.

and is commonly known as:

1048 SW 5TH AVE, ONTARIO, OREGON 97914 ("SUBJECT PROPERTY").

Said sale is made pursuant to a Writ of Execution dated February 7, 2019, issued out of the Circuit Court of the State of Oregon for the County of Malheur, where **NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**, is the plaintiff, and **ESTATE OF EDITH EARLENE JENNINGS; UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF EDITH EARLENE JENNINGS; JUDITH DIANE JENNINGS; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE BANK, N.A.; COUNTYRWIDE BANK, N.A. AND ALL OTHER**

PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1048 SW 5TH AVE, ONTARIO, OREGON 97914, 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