



SHERMAN COUNTY

SHERIFF'S OFFICE

SHERIFF BRAD LOHREY 500 Court Street P.O. Box 424 Moro, OR 97039 Phone: (541) 565-3622 Fax: (541) 565-3046

State of Oregon)	Court Case#	17CV51942
)		
County of Sherman)	Sheriff's Case#	19-001 CS

NOTICE OF SHERIFF'S SALE (Real Property)

On June 14, 2019, at 10:30 AM at the Sherman County Sheriff's Office, 500 Court Street, Moro, OR 97050, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to name of Sherman County Sheriff's Office, subject to redemption, all of the interest that the borrower, and any party claiming under borrower, had on the 12th day of January 2006, the date of the Mortgage, and also all of the interest that borrower had thereafter that debtor had in the following described real property:

Beginning at a point 60 feet West from the Southwest corner of Lot 8 of Block 13 of CLEMENT'S ADDITION TO GRASS VALLEY, State of Oregon, thence North 19° 36' East 113 feet; thence North 70° 15' West 4.65 chains; thence running in a Southeasterly direction, meandering the right-of-way of the Columbia Southern Railway Co., to a point 30 feet from the South side of the Alfred Clements Preemption Claim; thence East 2.66 chains (175.56 feet) to the point of beginning. ALSO, that portion of the abandoned Oregon-Washington Railroad and Navigation Railroad lying Westerly of the above described parcel and Easterly of the center line of said railroad.

A.P.N.: 02S16E26CB-800

The property is commonly known as: 302 N. 3rd Street,
Grass Valley, OR 97029

Said sale is made pursuant to a Writ of type of execution dated April 8th, 2019, issued out of the Circuit Court of the State of Oregon for Sherman County, writ issued Wilmington Trust, National Association, Not In Its Individual Capacity, But Solely As Trustee For MFRA TRUST 2015-1 is Plaintiff, and the Estate of Edgar L. Justesen; The Unknown Heirs, Devisees and Assignees of Edgar L. Justesen; Joseph Leigh Justesen; Jeffrey Leigh Justesen; Deborah Ann Miller, Claiming Affiant of the Estate of Edgar L. Justesen; Deborah Ann Miller; and All Other Persons or Parties Unknown Claiming Any Right, Title, Lien, or Interest in the Real Property Commonly Known as 302 N 3rd St., Grass Valley, OR 97029 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 Sherman 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.

Brad Lohrey, SHERIFF
Sherman County, Oregon

By 
Civil Deputy McAllister-Wynne