

State of Oregon)
)
County of Wallowa)

Court Case#: 17CV50999 A170935
N009930
Sheriff's Case#: 12780

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

On June 27, 2022, at the hour of 10:00 a.m., at the Wallowa County Sheriff's Office, 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, subject to redemption, located in Wallowa County, Oregon to wit: in the following described real property:

The East 9.5 feet of Lot 2, Block 22, Gardner's Addition to the Town of Enterprise, 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 C of Deeds, Page 308.

ALSO: A tract beginning at the Southeast corner of Lot 2, Block 22, Gardner's Addition; running thence North 120 feet to the Northeast corner of Lot 2; running thence due East to the Section line of Section 35, Township 1 South, Range 44 East of the Willamette Meridian, Wallowa county, Oregon; running thence South on the Section line of Section 35 to a point due East of the point of beginning; running thence West to the Southeast corner of said Lot 2, the point of beginning.

ALSO: A tract located in Lot 3, Block 22, Gardner's Addition to the Town of Enterprise, Wallowa County, Oregon, and the SE ¼ SE ¼, Section 35, Township 1 South, Range 44 East of the Willamette Meridian, described as follows: Beginning at the Northeast corner of Lot 2, thence East 114.78 feet to the East line of Section 35; thence North 4° 15' East 6.80 feet along the East line of Section 35; thence North 87° 12' West 124.93 feet; thence South 12.9 feet; thence East 9.5 feet to the point of beginning.

EXCEPTING THEREFROM any portions lying within the right of way of the County Road.

Said sale is made pursuant to a Writ of Execution of Foreclosure dated March 1, 2022, issued out of the Circuit Court of the State of Oregon for the County of Wallowa where U.S. Bank National Association, as Indenture Trustee on Behalf of and with Respect to Ajax Mortgage Loan Trust 2018-B, Mortgage-Backed Notes is plaintiff, and David Carpenter AKA David A. Carpenter; State of Oregon; Capital One Bank; Midland Funding LLC; EGP Investments, LLC; Dynamic Strategies Inc.; Unifund CCR LLC; Occupants of the property is defendant.

NOTICE TO DEBTOR

You should be careful about offers to sell rights to surplus funds.

You may have a right to surplus finds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950(4).

If you transfer or sell your right to redemption, you might not have the right to surplus funds.

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 Union 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.

JOEL E. FISH, SHERIFF
Wallowa, Oregon

By 
Deputy Tammy Shaver