

SHERIFF'S OFFICE

511 Washington St., Ste.102 • The Dalles, OR 97058
p: [541] 506-2580 • f: [541] 506-2581 • www.co.wasco.or.us

Pioneering pathways to prosperity.

State of Oregon)
)
County of WASCO)

Court Case# 19CV41088

Sheriff's Case# S22040083

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

On the 27TH day of OCTOBER, 2022, at the hour of 11:00 a.m., p.m. at the Wasco County Courthouse, Washington Street entrance (511 Washington Street), in the City of The Dalles, Oregon, I will sell at public auction to the highest bidder for cash in hand, the following described real property, subject to redemption, located in Wasco County, Oregon, to wit:

Lot 1, Block B, "TERRACE TRAILER HOMES" situated in Section 17, Township 2 North, Range 13 East of the Willamette Meridian; Wasco County, Oregon;
TOGETHER WITH the following described tract:
Beginning at a 5/8' iron rod with yellow plastic cap stamped "Wyeast Surveys PLS 2393" set at the Southeast corner of Lot 1, Block B, TERRACE TRAILER HOMES"; thence South, a distance of 101.42 feet; thence North 72°21'14" West, a distance of 186.29 feet; thence North 12°36'38" East, a distance of 182.77 feet; thence South 68°46'00" East, a distance of 48.61 feet; thence South 12°59'00" West, a distance of 89.40 feet; thence South 75°41'00" East, a distance of 116.00 feet to the point of the beginning

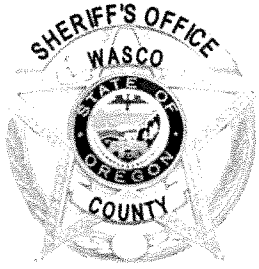
And commonly known as: 4555 Basalt St, The Dalles, OR 97058.

Said sale is made pursuant to a Writ of Execution dated the 25TH day of AUGUST, 2022, issued out of the Circuit Court of the State of Oregon for the County of WASCO to me directed in the case of:

FREEDOM MORTGAGE CORPORATION, Plaintiff vs. THE ESTATE OF ANTONE MICHAEL DIETZ; THE UNKNOWN HEIRS, ASSIGNEES, AND DEVISEES OF ANTONE MICHAEL DIETZ; SAMI BABAIDHAN; SAVANNAH DIETZ; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 4555 BASALT ST, THE DALLES, OREGON 97058, Defendants,

**** NOTICE TO DEBTOR, READ THIS SECTION CAREFULLY****
You should be careful about offers to sell rights to surplus funds. You may have a right to surplus funds remaining after payment of costs and satisfaction of judgment, as provided in ORS 18.950(4). If you transfer or sell your 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;



SHERIFF'S OFFICE

511 Washington St., Ste.102 • The Dalles, OR 97058
p: [541] 506-2580 • f: [541] 506-2581 • www.co.wasco.or.us

Pioneering pathways to prosperity.

- (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 of the auction. Individuals without proof of sufficient funds will not be allowed to participate. Only U.S. currency and/or certified cashier's checks made payable to the Wasco 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.

Lane Magill, SHERIFF
Wasco County, Oregon