



Malheur County Sheriff

Brian E. Wolfe

Travis Johnson
Undersheriff

Lt. Rachel Reyna
Jail Commander

Lt. Rich Harriman
Emergency Services Commander

State of Oregon)
)
County of Malheur)

Court Case # 23CV17866

Sheriff's Case # 118154

NOTICE OF SHERIFF'S SALE (Real Property)

On June 11, 2024, 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:

IN TWP. 18 S., R. 47 E., W.M.: SEC. 10: A PARCEL OF LAND IN THE SE1/4 NE1/4 SE1/4, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 232 FEET WEST 116 FEET; THENCE SOUTH 150 FEET; THENCE EAST 116; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING

and is commonly known as:

1250 SE 13TH AVE, ONTARIO, OR 97914 ("SUBJECT PROPERTY")

Said sale is made pursuant to a Writ of Execution dated March 12, 2024, issued out of the Circuit Court of the State of Oregon for the County of Malheur, where WELLS FARGO BANK, N.A., is the plaintiff, and THE ESTATE OF MICHEL GROSS; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF MICHEL GROSS; MELISSA GROSS; DAWN JANSSEN-MEYER; JOSEPH JANSSEN; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION; RAY KLEIN INC., DBA PROFESSIONAL CREDIT SERVICE; MIDLAND FUNDING LLC; CAVALRY SPV I, LLC; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1250 SE 13TH AVE, ONTARIO , OR 97914, are the defendants.

151 'B' STREET WEST • VALE, OREGON 97918

Dispatch (541) 473-5126 • Jail (541) 473-5510 • Fax (541) 473-5136 • Administration (541) 473-5126 • Fax (541) 473-5504

Writ of Execution dated the 12TH day of MARCH, 2024.

NOTICE TO DEBTOR, READ THIS SECTION CAREFULLY

You should be careful about offers to sell right to surplus funds. You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as proved 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 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 Malheur County Sheriff's Office will be accepted, at the time and location 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 or cashier's check in hand for any difference above the amount of the amount of the writ and allowable costs. 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.

R. TRAVIS JOHNSON, SHERIFF
Malheur County, Oregon

By 
Deputy ASHLEY CORDER