



MORROW COUNTY SHERIFF

325 Willow View Drive • P.O. Box 159
Heppner, Oregon 97836
Phone: (541) 676-5317
Fax: (541) 676-5577

John A. Bowles, Sheriff
Brian L. Snyder, Undersheriff

State of Oregon)	Court Case # 20CV04602
)	
County of Morrow)	Sheriff's Case # C2024-0668

NOTICE OF SHERIFF'S SALE (Real Property)

On the **6th day of February, 2025**, at the hour of **11:00 AM** at the Lobby Doors inside the Morrow County Court House, 100 N Court St. in the City of Heppner, Oregon, I will sell at public auction to the highest bidder for **cash** or **cashier's check**, in hand, made out to **Morrow County Sheriff's Office**, subject to redemption, description of interest in the following described real property:

THE SOUTH 390 FEET OF LOT 2 AND THE SOUTH 390 FEET OF THE WEST 35 FEET OF LOT 1, BLOCK 35 WEST, IN SECTION 23, TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW AND STATE OF OREGON.

Commonly known as: 74905 WASHINGTON LANE (FKA WASHINGTON AVENUE W), IRRIGON, OR 97844

Said sale is made pursuant to a Writ of Execution in Foreclosure dated the **28th day of October, 2024** issued out of the Circuit Court of the State of Oregon for the County of Morrow where **WELLS FARGO BANK, N.A.** is plaintiff, and **UNKNOWN HEIRS, DEVISEES AND/OR SUCCESSORS IN INTEREST OF JUDY FRANKE AKA JUDITH A. FRANKE; MIRANDA STUDER; WILLIAM PROSSER; DISCOVER BANK; UNIFUND CCR, LLC; PARTIES IN POSSESSION** is defendant.

NOTICE TO DEBTOR

- 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 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 the Morrow County Sheriff's Office will**



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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.

John A. Bowles, SHERIFF
Morrow County, Oregon
By: Civil Clerk Erik Patton