

State of Oregon)
)
County of Crook)

Court Case# 14CV17795
Sheriff's Case# SS201718

NOTICE OF SHERIFF'S SALE
(Real Property)

On the 16th day of November, 2017, at the hour of 2 p.m. at the Crook County Courthouse, 2nd floor lobby, 300 NE 3rd Street, in the City of Prineville, 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 Crook County, Oregon, to wit:

The land referred to in this Guarantee is situated in the County of Crook, State of Oregon, and is described as follows:

Beginning at a point located South 0°01'40" East 1192.08 feet and South 37°32'00" East 853.52 feet from the Northwest corner of Section 6 in Township 15 South, Range 17 East of the Willamette Meridian, said point being on the center line of the irrigation canal, as located and constructed, thence North 55°25'04" East 73.76 feet, thence North 59°26'10" East 99.52 feet, thence North 66°39'14" East 145.81 feet, thence North 77°39'25" East 170.35 feet along said canal center line, thence South 0°03'00" West 950.82 feet to the East-West center line of said Section 6, thence North 89°53'00" West 445.79 feet along said center line, thence North 0°03'00" East 762.08 feet to the point of beginning.

Commonly known as 8490 NE Ochoco Highway 26, Prineville, OR 97754

Said sale is made pursuant to a Writ of Execution dated the 5th day of July, 2017, issued out of the Circuit Court of the State of Oregon for the County of Crook to me directed in the case of:

SENIOR HOMEOWNER ASSISTANCE PROGRAM 2012-1, SERIES 1, Plaintiff vs. BRIAN LEE WHITCOMB, in his capacity as the Personal Representative of the Estate of Donelda O. Whitcomb; UNKNOWN HEIRS OF DONELDA O. WHITCOMB, individuals; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property, Defendants,

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: Only U.S. currency and/or certified cashier's checks made payable to the Crook 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.

John Gautney, SHERIFF
Crook County, Oregon

By _____
Brandi Lange, Civil Deputy

Dates Posted: 10/13/17-11/9/17