

**IN THE CIRCUIT COURT OF THE STATE OF OREGON
DESCHUTES COUNTY**

PMT NPL Financing 2015-1,

Plaintiff/s,

v.

Randolph A. Sittel; Frances J. Sittel; Capital One Bank (USA), N.A.; and all other Persons or Parties Unknown claiming any right, title, lien, or interest in the real property commonly known as 50555 Hwy 31, La Pine, OR 97739,

Defendant/s.

Case No.: 16CV09564

**NOTICE OF SALE
UNDER WRIT OF EXECUTION -
REAL PROPERTY
(CORRECTED COPY)**

Notice is hereby given that I will on January 16, 2018 at 10:00 AM in the main lobby of the Deschutes County Sheriff's Office, 63333 W. Highway 20, Bend, Oregon, sell, at public oral auction to the highest bidder, for cash or cashier's check, the following real property, subject to redemption, commonly known as 50555 Hwy 31, La Pine, Oregon 97739, and further described as,

PARCEL 1:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-TWO (22) SOUTH, RANGE TEN (10) EAST OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-TWO (22) SOUTH, RANGE TEN (10) EAST OF THE WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, LYING WESTERLY OF THE FREMONT HIGHWAY.

PARCEL 2:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON; THENCE NORTHERLY ALONG THE WEST BOUNDARY OF THE SAID SE1/4 SW1/4 TO THE NORTHWEST CORNER THEREOF; THENCE EASTERLY ALONG THE NORTH BOUNDARY OF SAID SE1/4 SW1/4 A DISTANCE OF 1020 FEET TO A POINT; THENCE SOUTHWESTERLY 1508.55 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID SE1/4 SW1/4, SAID POINT BEING 289.7 FEET EASTERLY OF THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY 289.7 FEET TO THE POINT OF BEGINING.

PARCEL 3:

LOT TWO (2) OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-TWO (22) SOUTH, RANGE TEN (10), EAST OF THE WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON.

Said sale is made under a writ of execution issued out of the Circuit Court of the State of Oregon for the County of Deschutes.

The Notice of Sale will be published in The Bulletin, a newspaper of general circulation in Deschutes County, Oregon, on the following dates: December 6, 2017; December 13, 2017; December 20, 2017; and December 27, 2017.

The Notice of Sale will be posted on the Oregon State Sheriff's Association (OSSA) website, <http://oregonsheriffssales.org/>, for at least 28 days prior to the date of the sale. The first full day of posting is December 5, 2017.

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.**

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Conditions of Sale: Potential bidders must arrive no later than 15 minutes prior to the auction to register and allow the Deschutes County Sheriff's Office to review bidder's funds. Only U.S. currency and/or cashier's checks made payable to Deschutes County Sheriff's Office will be accepted. Individuals without proof of sufficient funds will not be allowed to participate. Payment must be made in full immediately upon the close of the sale.

L. SHANE NELSON
Deschutes County Sheriff

Scott B. Haynes, Civil Technician
Date: November 29, 2017