

State of Oregon )  
 )  
County of Crook )

Court Case# 15CV28757  
Sheriff's Case# SS201721

NOTICE OF SHERIFF'S SALE  
(Real Property)

On the 25<sup>th</sup> day of January, 2018, at the hour of 2 p.m. at the Crook County Courthouse, 2<sup>nd</sup> floor lobby, 300 NE 3<sup>rd</sup> 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:

**Located in Crook County, Oregon:  
Lot 81 of Deer Ridge Subdivision – Phase 4, according to the official plat thereof,  
recorded April 15, 2004 as Instrument No., 189507 records of Crook County, Oregon.**

**Commonly known as 2142 NE Wolverine Loop, Prineville, OR 97754**

Said sale is made pursuant to a Writ of Execution dated the 16<sup>th</sup> day of October, 2017, issued out of the Circuit Court of the State of Oregon for the County of Crook to me directed in the case of:

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff vs. RAMON FORNEY INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGARET M WALTON; THE UNKNOWN HEIRS AND DEVISEES OF JOHN H. WALTON; UNITED STATES OF AMERICA; STATE OF OREGON; ROMA MCCARSON; OCCUPANTS OF 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: 12/23/17-1/19/18