

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

DITECH FINANCIAL, LLC,

Plaintiff/s,

v.

THE ESTATE OF CYNTHIA K. ERNI AKA  
CYNTHIA K. VAN DAKE; THE UNKNOWN  
HEIRS, DEVISEES, AND ASSIGNEES OF  
CYNTHIA K. ERNI AKA CYNTHIA K. VAN  
DAKE; BYRON F. VAN DAKE; AND ALL  
OTHER PERSONS OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE, LIEN, OR  
INTEREST IN THE REAL PROPERTY  
COMMONLY KNOWN AS 928 W FILMORE ST.,  
BURNS, OR 97720,

Defendant/s.

Case No.: 16CV40664

NOTICE OF SALE  
UNDER WRIT OF EXECUTION -  
REAL PROPERTY

Notice is hereby given that I will on February 28, 2018 at 2:00 PM in the main lobby of the Harney County Courthouse, 450 N. Buena Vista Ave, Burns, 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 928 W Filmore St., Burns, Oregon 97720, and further described as,

LAND IN FAIRVIEW ADDITION, CITY OF BURNS, HARNEY COUNTY,  
OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF AS FOLLOWS:  
IN BLOCK 21: LOTS 7 AND 8.

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

The Notice of Sale will be published in The Burns Times Herald, a newspaper of general circulation in Harney County, Oregon, on the following dates: January 31, 2018; February 7, 2018; February 14, 2018; and February 21, 2018.

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 January 30, 2018.

**BEFORE BIDDING AT THE SALE, A PROSPECTIVE BIDDER SHOULD INDEPENDENTLY INVESTIGATE:**

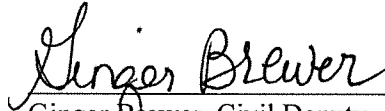
- (a) The priority of the lien or interest of the judgment creditor;**
- (b) Land use laws and regulations applicable to the property;**
- (c) Approved uses for the property;**
- (d) Limits on farming or forest practices on the property;**
- (e) Rights of neighboring property owners; and**

(f) **Environmental laws and regulations that affect the property.**

Attorney: Katie L. Riggs, OSB #095861  
Aldridge Pite, LLP  
111 SW Columbia St., Ste. 950  
Portland, OR 97201  
(858) 750-7600

**Conditions of Sale:** Potential bidders must arrive no later than 15 minutes prior to the auction to register and allow the Harney County Sheriff's Office to review bidder's funds. Only U.S. currency and/or cashier's checks made payable to Harney 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.

David M. Ward  
Harney County Sheriff



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Ginger Brewer, Civil Deputy  
Date: January 23, 2018