

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

Wells Fargo Bank, N.A., its successors in interest
and/or assigns,

Plaintiff/s,

v.

Unknown Heirs of Richard L. Valenzuela; Nancy Green, as Affiant of the Estate of Richard L. Valenzuela AKA Nancy Green; Richard L. Valenzuela, Jr. AKA Richard L Valenzuela Jr AKA Richard L Valenzuela Jr; Andrew Shane Hollaway Valenzuela; Renee Robinson; Brook Valenzuela; Sean A. Johnson; Theresa Evens; Romaine Village Home Homeowner's Association; State of Oregon; Occupants of the Premises; and the Real Property located at 19652 Hiller Drive, Bend, Oregon 97702,

Defendant/s.

Case No.: 14CV0860FC

**NOTICE OF SALE
UNDER WRIT OF EXECUTION -
REAL PROPERTY**

Notice is hereby given that I will on March 20, 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 19652 Hiller Drive, Bend, Oregon 97702-9028, and further described as,

LOT 5, BLOCK 23, ROMAINE VILLAGE UNIT 9, CITY OF BEND, DESCHUTES COUNTY, OREGON.

APN: 149912

<u>USED</u>	<u>1978</u>	<u>Silvercrest</u>
New/Used	Year	Manufacturer's Name
		061 x 036 -
<u>Model Name or Model No.</u>		<u>Length x Width</u>
<u>A4SC351OR</u>	<u>B4SC351OR</u>	<u>C4SC351OR</u>
Serial No.	Serial No.	Serial No.

THE HOME SHALL BE ANCHORED TO THE LAND BY ATTACHMENT TO A PERMANENT FOUNDATION, CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL BUILDING CODES AND MANUFACTURER'S SPECIFICATION IN A MANNER SUFFICIENT TO VALIDATE ANY APPLICABLE MANUFACTURER'S WARRANTY, AND PERMANENTLY CONNECTED TO APPROPRIATE RESIDENTIAL UTILITIES (E.G., WATER, GAS, ELECTRICITY,

SEWER) ("PERMANENTLY AFFIXED"). THE HOMEOWNER INTENDS THAT THE HOME BE AN IMMOVEABLE FIXTURE AND PERMANENT IMPROVEMENT TO THE LAND

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: February 7, 2018; February 14, 2018; February 21, 2018; and February 28, 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 February 2, 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: Bryan Kidder, OSB #140459
McCarthy & Holthus, LLP
920 SW 3rd Ave, 1st Floor
Portland, OR 97204
971-201-3200

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: January 29, 2018