

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

Nancy J. Wolf,

Plaintiff/s,

v.

Rachel Wilson and All Occupants,

Defendant/s.

Case No.: 17CV24459

NOTICE OF SALE
UNDER WRIT OF EXECUTION -
REAL PROPERTY

Notice is hereby given that I will on May 22, 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 145 N Cedar, Burns, Oregon 97720, and further described as,

A parcel of land in the SE1/4 SW ¼ of Sec. 7, Twp. 23 S. R. 31 E., W.M., and in Lot 3 Block "H" in Second Addition. All being in the City of burns, Harney County, Oregon described as follows: Beginning at the Northeast corner of said Lot 3; thence East 40 feet; thence South 40 feet; thence West 146.3 feet; thence North 40 feet; thence East 106.3 feet to the point of beginning.

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: April 25, 2018; May 2, 2018; May 9, 2018; and May 16, 2018.

The Notice of Sale will be posted on the Oregon State Sheriff's Association (OSSA) website, <http://oregonsheriffsales.org/>, for at least 28 days prior to the date of the sale. The first full day of posting is April 13, 2018.

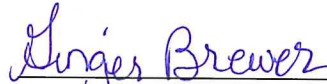
BEFORE BIDDING AT THE SALE, A PROSPECTIVE BIDDER SHOULD INDEPENDENTLY INVESTIGATE:

- (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: Lawrence W Erwin,, OSB #730850
221 NW Lafayette Ave
Bend, OR 97703-1927
541-317-0520

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



Ginger Brewer, Civil Deputy
Date: April 11, 2018