

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

Capital One, N.A., successor by merger to ING
Bank, FSB, its successors in interest and/or assigns,

Plaintiff/s,

v.

Henry C. Queen, an individual; Kareen K. Queen, an individual; Boeing Employees' Credit Union, a non-federal credit union; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property,

Defendant/s.

Case No.: 13CV0667

NOTICE OF SALE
UNDER WRIT OF EXECUTION -
REAL PROPERTY

Notice is hereby given that I will on June 26, 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 67155 Sunburst Street, Bend, Oregon 97701, and further described as,

A PARCEL OF LAND SITUATE IN A PORTION OF PARCELS 1 AND 2, OF DESCHUTES COUNTY PARTITION PLAT NO. 2005-55, RECORDED JULY 25, 2005 IN CABINET 3, PAGE 162, LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (N1/2 NW1/4 NE1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP FIFTEEN (15) SOUTH, RANGE ELEVEN (11) EAST OF THE WILLAMETTE MERIDIAN, DESCHUTES County, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD MONUMENTING THE NORTH QUARTER (N1/4) CORNER OF SAID SECTION 32, TOWNSHIP 15 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, THE INITIAL POINT: THENCE SOUTH 00°04'43" EAST ALONG THE WEST LINE OF SAID PARTITION PLAT NO. 2005-55 - 332.44 FEET TO A 1/2" PIPE WITH CAP MARKED "POVEY & ASSOC." (HEREAFTER CALLED CAP); AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°52'56" EAST - 1267.40 FEET TO A 1/2" PIPE WITH CAP ON THE EAST LINE OF SAID PARTITION AND THE WEST RIGHT-OF-WAY OF SUNBURST STREET, BEING 30 FEET FROM THE CENTERLINE OF SAID ROADWAY; THENCE SOUTH 00°10'45" EAST ALONG SAID EAST AND WEST LINES - 332.81 FEET TO A 5/8" IRON ROD ON THE SOUTH LINE OF SAID PARTITION; THENCE NORTH 89°51'57" WEST ALONG SAID SOUTH LINE - 1267.98 FEET TO A 1" PIPE ON THE WEST LINE OF SAID PARTITION THENCE NORTH 00°04'43" WEST ALONG SAID WEST LINE - 332.45 FEET TO THE POINT OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.

Tax Parcel Number: 130955

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: May 2, 2018; May 9, 2018; May 16, 2018; and May 23, 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 April 27, 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: Nathan F. Smith, OSB #120112
Malcolm & Cisneros, A Law Corporation
2112 Business Center Drive, Second Floor
Irvine, California 92612
949-252-9400

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: April 23, 2018