

State of Oregon)
)
County of Crook)

Court Case# 17CV03340

Sheriff's Case# SS201804

NOTICE OF SHERIFF'S SALE
(Real Property)

On the 14th day of June, 2018, at the hour of 2 p.m. at the Crook County Courthouse, 2nd floor lobby, 300 NE 3rd 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:

Lot Twenty-Six (26) in Block Four (4) of The Highlands Subdivision Unit 2, according to the official plat thereof on file and of record in the office of the County Clerk for Crook County, Oregon and commonly known as 6328 SE Cedar Drive, Prineville, OR 97754-2359

Said sale is made pursuant to a Writ of Execution dated the 4th day of April, 2018, issued out of the Circuit Court of the State of Oregon for the County of Crook to me directed in the case of:

JPMORGAN CHASE BANK, N.A., Plaintiff vs. THE UNKNOWN HEIRS AND DEVISEES OF DONALD B. BALLENGER; THE UNKNOWN HEIRS AND DEVISEES OF COLLEEN D. BALLENGER; WELLS FARGO BANK, N.A.; KARL LINDSTROM; LISA LUSK; LINDSEY JOHN; COLLEEN MOONEY; CYNTHIA JOY BALLENGER; 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: 5/12/18-6/8/18