

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

The Ridge Condominium Association, an Oregon
nonprofit corporation,

Plaintiff/s,

v.

Cullen H. Prater and Kirsten Lee Beach,

Defendant/s.

Case No.: 18CV04337

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

Notice is hereby given that I will on July 24, 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 57363 Beaver Ridge Loop, Sunriver, Oregon 97707, and further described as,

An undivided 12.5% interest of an undivided ¼ interest as a tenant in common in Unit No. 23, Stage V, of THE RIDGE CONDOMINIUMS, recorded October 24, 1989 in Cabinet C, Page 352, more fully described in the Condominium Declaration for THE RIDGE CONDOMINIUM, recorded July 7, 1988, in the records of Deschutes County, Oregon, in Book 166, Page 1467, Deed records, and in the Supplemental Condominium Declaration recorded October 24, 1989, in the records of Deschutes County, Oregon, in Book 194, Page 2854, Deed Records, together with general and limited common elements appertaining to said Unit as therein described.

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: June 13, 2018; June 20, 2018; June 27, 2018; and July 4, 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 June 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: Stuart K. Cohen, OSB #851738
Landye Bennett Blumstein, LLP
1300 SW 5th Avenue, Ste. 3600
Portland, OR 97201
503-224-4100

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

Jennifer L. Hill, Civil Technician
Date: June 8, 2018