

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

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION,

Plaintiff/s,

v.

THE ESTATE OF ANN MABLE GOLDEN AKA
MABLE ANN GOLDEN; THE UNKNOWN
HEIRS, DEVISEES AND ASSIGNS OF ANN
MABLE GOLDEN AKA MABLE ANN GOLDEN;
SARA PROSSER AND ALL OTHER PERSONS
OR PARTIES UNKNOWN CLAIMING ANY
RIGHT, TITLE, LIEN, OR INTEREST IN THE
REAL PROPERTY COMMONLY KNOWN AS
525 DAPPLE GREY ST, HINES, OR 97738,

Defendant/s.

Case No.: 17CV49882

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

Notice is hereby given that I will on August 9, 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 525 Dapple Grey St., Hines, Oregon 97720, and further described as,

Land in HORSESHOE RIDGE SUBDIVISION, City of Hines, Harney County, Oregon, according to the official plat thereof, as follows: In Block 2: Lot 15.

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: July 11, 2018; July 18, 2018; July 25, 2018; and August 1, 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 July 10, 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: Katie L. Riggs, OSB #095861
Aldridge Pite, LLP
111 SW Columbia St., Ste 950
Portland, OR 97201
(858) 750-7600

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: July 2, 2018