

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

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, National Association as trustee for First Franklin Mortgage Loan Trust 2002-FF4 Asset Backed Certificates, Series 2002-FF4,

Plaintiff/s,

v.

Juvenal Castaneda-Salinas; Angel Noble; Crecencia Ortegale; State of Oregon, Department of Human Resources; State of Oregon, Division of Child Support; Vista Ridge Homeowners' Association, Inc.; and Persons or Parties unknown claiming any right, title, lien, or interest in the property described in the complaint herein,

Defendant/s.

Case No.: 15CV0074FC

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

Notice is hereby given that I will on March 5, 2019 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 63329 Brody Lane, Bend, Oregon 97701, and further described as,

Lot Twenty-two (22), Vista Ridge, Deschutes County, Oregon.

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: January 23, 2019; January 30, 2019; February 6, 2019; and February 13, 2019.

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 January 19, 2019.

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: Jeremy Clifford, OSB #142987
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920 SW 3rd Ave., 1st Floor
Portland, OR 97204
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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: January 15, 2019