

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

Nationstar Mortgage LLC d/b/a Champion Mortgage
Company,

Plaintiff/s,

v.

Ronald L. Sperry, III, Esq., in his capacity as
Personal Representative of The Estate of Julie J.
Fincher; 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.: 17CV16574

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

Notice is hereby given that I will on March 21, 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 53240 Deep Woods Road, La Pine, Oregon 97739, and further described as,

Lot 1 in Block 4, of Tall Pines Subdivision, 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: February 13, 2019; February 20, 2019; February 27, 2019; and March 6, 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 February 13, 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: Nathan F. Smith, OSB #120112
Malcolm Cisneros

2112 Business Center Drive, Second Floor
Irvine, CA 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

Daniel Howell, Civil Technician
Date: February 7, 2019