

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

Central Oregon Irrigation District,

Plaintiff/s,

v.

Mark A. Edwards & Nancy L. Edwards, Water User;
US Bank National Association, N.D.; Discover
Bank; Asset Acceptance, LLC; Credit Associates,
Inc.; and Occupants 1-10,

Defendant/s.

Case No.: 19CV01631

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

Notice is hereby given that I will on June 13, 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 3213 NW Maple Avenue, Redmond, Oregon 97756, and further described as,

The West Half of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter (W1/2SE1/4SW1/4SW1/4) of Section Five (5), Township Fifteen (15) South, Range Thirteen (13), East of the Willamette Meridian, 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: May 1, 2019; May 8, 2019; May 15, 2019; and May 22, 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 May 2, 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: Alan N. Stewart, OSB #121451
Merrill O'Sullivan, LLP
805 SW Industrial Way, Suite 5
Bend, OR 97702

(541) 389-1770

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: April 26, 2019