

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

Rivermark Community Credit Union, its successors  
in interest and/or assigns,

Plaintiff/s,

v.

Patricia Canady, as trustee of the Stephen K.  
Wagner Revocable Living Trust UAD June 16,  
2019; Boulder Brook Owners Association; and  
Occupants of the premises,

Defendant/s.

Case No.: 17CV39765

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

Notice is hereby given that I will on May 30, 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 438 NW 19th Street #4, Redmond, Oregon 97756, and further described as,

Lot Four (4), Boulder Brook Phase 1, recorded September 25, 2000, in Cabinet E, Page 512, 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: April 24, 2019; May 1, 2019; May 8, 2019; and May 15, 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 April 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: Michelle M. Bertolino, OSB #912130  
Farleigh Wada Witt  
121 SW Morrison Street, Suite 600  
Portland, OR 97204

(503) 228-6044

**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

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Jennifer L. Hill, Civil Technician  
Date: April 15, 2019