

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

WELLS FARGO BANK, N.A.,

Plaintiff/s,

v.

PATRICK THOMAS COOLEY; QUICK COLLECT INC.; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 141 N OGDEN AVENUE, HINES, OREGON 97738,

Defendant/s.

Case No.: 18CV57400

NOTICE OF SALE
UNDER WRIT OF EXECUTION -
REAL PROPERTY

Notice is hereby given that I will on May 30, 2019 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 141 N. Ogden, Hines, Oregon 97738, and further described as,

LAND IN STAFFORD, DERBES & ROY SUBDIVISION, CITY OF HINES,
HARNEY COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF
AS FOLLOWS: IN BLOCK 90, TRACT 5: LOTS 18, 19 AND 20.

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: 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 1, 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: Katie L. Riggs, OSB #095861
Aldridge Pite, LLP
111 SW Columbia St., Ste 950'
Portland, OR 97201
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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 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: April 25, 2019