

State of Oregon        )  
                                  )  
County of Crook        )

Court Case# 19CV29252  
  
Sheriff's Case# SS21005

**NOTICE OF SHERIFF'S SALE  
(Real Property)**

On the 4<sup>th</sup> day of May, 2021, at the hour of 2 p.m. at the Crook County Sheriff's Office, 308 NE 2<sup>nd</sup> Street, in the City of Prineville, Oregon, I will sell at public auction to the highest bidder for cash in hand, the following described real property, subject to redemption, located in Crook County, Oregon, to wit:

**Located in CROOK COUNTY, OREGON:**

**Beginning at a point on the Southerly right of way line of the O'Neil Secondary Highway, as the same is now located and constructed, said point being South 52°32' East 375 feet from a point which is South 51°45' East 531.4 feet from a point 468 feet East of the Northwest corner of Section 35 in Township 14 South, Range 15 East of the Willamette Meridian, thence South 36°33' West 75 feet, thence South 52°32' East 100 feet, thence North 36°33' East 25 feet, thence North 52°32' West 50 feet, thence North 36°33' East 50 feet to a point on the Southerly right of way line of said O'Neil Secondary Highway, thence North 52°32' West along said right of way line 50 feet to the point of beginning.**

**ALSO Beginning at a point on the Southerly right of way line of the O'Neil Secondary Highway, as it is now located and constructed, said point being 1262.3 feet East and 617.9 feet South of the Northwest corner of Section 35 in Township 14 South, Range 15 east of the Willamette Meridian, which point is the easterly corner of the tract heretofore deeded to Marvin Bailey, thence South 36°33' West 50 feet, thence North 52°32' West 50 feet, thence North 37°30' East 50 feet, thence South 52°32' East 50 feet to the point of beginning.**

**Commonly known as 4520 NW O'Neil Highway, Prineville, Oregon 97754**

Said sale is made pursuant to a Writ of Execution dated the 2<sup>nd</sup> day of February, 2021, issued out of the Circuit Court of the State of Oregon for the County of Crook to me directed in the case of:

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff vs. THE ESTATE OF LEON L. ALLEN; UNKNOWN HEIRS, ASSIGNS, AND DEVISEES OF LEON L. ALLEN; THE UNKNOWN HEIRS, DEVISEES AND ASSIGNNESS OF EVA ALLEN; LESTER ALLEN; DANIEL ALLEN; WILLIAM ALLEN AKA BILL ALLEN; DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; STATE OF OREGON; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 4520 NW O NEIL HWY, PRINEVILLE, OREGON, 97754, Defendants,

**NOTICE TO DEBTOR, READ THIS SECTION CAREFULLY.** You should be careful about offers to sell rights to surplus funds. You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950(4). If you transfer or sell your rights to redemption, you might not have the right to surplus funds.

**PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY**

*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.*

CONDITIONS OF SALE: Only U.S. currency and/or certified cashier's checks made payable to the Crook County Sheriff's Office will be accepted, at the time and location of the sale. Payment must be made in full immediately upon close of the sale.

I hereby declare that the above statement is true to the best of my knowledge and belief, and that I understand it is made for use as evidence in court and is subject to penalty for perjury.

John Gautney, SHERIFF  
Crook County, Oregon

By \_\_\_\_\_  
Brandi Lange, Civil Deputy

Dates Posted: 3/30/21-4/26/21

**WARNING: You should be careful about this kind of transfer of property. Make sure you understand the documents that you sign. You may still own interests in this property. If you sign the deed to transfer this property, you may be giving up all of your interests in this property, such as redemption rights and rights to "surplus funds." "Surplus funds" are any extra money if the property is sold at the sheriff's execution sale for more than what is owed on the property. If you have questions, talk to a lawyer before signing.**