

State of Oregon)
)
County of Crook)

Court Case# 19DR21196

Sheriff's Case# SS21007

NOTICE OF SHERIFF'S SALE
(Real Property)

On the 12th day of October, 2021, at the hour of 2 p.m. at the Crook County Sheriff's Office, 308 NE 2nd 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:

12499 SW George Millican Road, Prineville, Oregon 97754

The legal description of the real property is: In Township 16 South, Range 15 East of the Willamette Meridian, Crook County, Oregon: Section 11: The Southwest quarter of the Southwest quarter. Account: 2170 Map & Tax Lot: 16150000-01300-2170

Said sale is made pursuant to a Writ of Execution dated the 12th day of August, 2021, issued out of the Circuit Court of the State of Oregon for the County of Crook to me directed in the case of:

LESLIE JUNE JACOB-BEARD, Plaintiff vs. GERALD ADAMS BEARD, 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: 9/10/21-10/7/21

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.