

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

SEATTLE BANK,

Plaintiff/s,

v.

THE ESTATE OF ROBERT J. KAKUSKA; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF ROBERT J. KAKUSKA; MIKE KAKUSKA; NANCY HAAS; REED KAKUSKA; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 2217 NE WELLS ACRES ROAD, BEND, OR 97701,

Defendant/s.

Case No.: 20CV20444

NOTICE OF SALE
UNDER WRIT OF EXECUTION -
REAL PROPERTY

Notice is hereby given that I will on February 24, 2022 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 2217 NE Wells Acres Road, Bend, Oregon 97701, and further described as,

LOT 24 IN BLOCK 2 OF ASPEN HEIGHTS, PHASE 2, CITY OF BEND, 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: January 12, 2022; January 19, 2022; January 26, 2022; and February 2, 2022.

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 January 7, 2022.

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.**

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Aldridge Pite, LLP
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Portland, OR 97204
(858) 750-7600

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.

NOTICE TO DEBTOR

**You should be careful about offers to sell right 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 right to redemption, you might not have the right to surplus funds.**

L. SHANE NELSON
Deschutes County Sheriff

Jennifer L. Hill, Civil Technician
Date: January 3, 2022