

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

DEUTSCHE BANK TRUST COMPANY
AMERICAS, AS TRUSTEE FOR RESIDENTIAL
ACCREDIT LOANS, INC., MORTGAGE ASSET-
BACKED PASS-THROUGH CERTIFICATES,
SERIES 2007-QA3,

Plaintiff/s,

v.

LESLEY A. CASTO AKA LESLEY ANN CASTO;
ANTHONY E. CASTO AKA ANTHONY CASTO
AKA ANTHONY EBER CASTO; MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS INC.;
HYPERION CAPITAL GROUP, LLC; UNITED
STATES OF AMERICA; PORTFOLIO
RECOVERY ASSOCIATES; STATE OF
OREGON; CSO FINANCIAL, INC.; OREGON
ONE, INC.; OCCUPANTS OF THE PROPERTY,;

Defendant/s.

Case No.: 18CV49507

NOTICE OF SALE
UNDER WRIT OF EXECUTION -
REAL PROPERTY

Notice is hereby given that I will on April 25, 2024 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 61644 Gemini Way, Bend, Oregon 97702, and further described as,

LOT THIRTY-TWO (32), WESTBROOK VILLAGE, PHASE 11, 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: March 27, 2024; April 3, 2024; April 10, 2024; and April 17, 2024.

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 March 22, 2024.

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: Michael Scott, OSB #973947
McCarthy & Holthus, LLP
920 SW 3rd Ave, 1st Floor
Portland, OR 97204
971-201-3200

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

Marissa Rankin, Civil Technician
Date: March 18, 2024