

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

SANJEEV SHARMA, an individual,

Plaintiff/s,

v.

MARC NORDSTROM, an individual,

Defendant/s.

Case No.: 19CV43654

**NOTICE OF SALE
UNDER WRIT OF EXECUTION -
REAL PROPERTY**

Notice is hereby given that I will on May 30, 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 102 NW Newport Ave, Bend, Oregon 97703, and further described as,

The following unplatted portion of the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) of Section 32, Township 17 South, Range 12 East of the Willamette Meridian, in the City of Bend, Deschutes County, Oregon more particularly described as follows:

The Southeasterly one-half (SE1/2), being that portion of the below Perimeter Description lying southeasterly of a line equidistant from and parallel to the Northwesterly and Southeasterly boundaries of the following described real property:

Perimeter Description:

“Beginning at a point 180 feet South 62°28' 40" East of the Southwesterly corner of Lot 25, Block 10 of RIVER TERRACE, according to the official plat thereof on file in the office of the County Clerk of Deschutes County, Oregon; thence Northeasterly at right angles to the Northerly boundary of Newport Avenue, as presently constituted at said place, a distance of 150 feet; thence at right angles in a Southeasterly direction parallel to the Northerly boundary of Newport Avenue as presently constituted at said location a distance of 135 feet; thence at right angles in a Southwesterly direction to the Northern boundary of Newport Avenue as presently constituted 184.94 feet more or less; thence at right angles in a Northwesterly direction along the Northern boundary line of Newport Avenue as presently constituted a distance of 135 feet; thence at right angles a distance of 34.94 feet, more or less, to the point of beginning.”

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: April 24, 2024; May 1, 2024; May 8, 2024; and May 15, 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 April 24, 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: Jesse D. Conway, OSB #130503
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360-906-1007

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

Sonya Cook, Civil Technician
Date: April 18, 2024