

State of Oregon)
)
County of Union)

Court Case#: 15-05-49853

Sheriff's Case#: 1702169

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

On Wednesday, November 15th, 2017, at the hour of 10:00 a.m., at the Union County Sheriff's Office, 1109 K Ave, La Grande, Or., I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Union County Sheriff's Office, subject to redemption, located in Union County, Oregon to wit: in the following described real property:

BEGINNING AT A POINT WHICH IS 9 ½ FEET WEST OF THE SOUTHEAST CORNER OF SOUTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 37 EAST OF THE WILLAMETTE MERIDIAN; UNION COUNTY, OREGON; RUNNING THENCE SOUTH 54° WEST 158.2 FEET; THENCE NORTH 86° WEST 107.5 FEET; THENCE SOUTH 12° WEST 283.5 FEET TO THE NORTH LINE OF THE RIGHT-OF-WAY OF OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 80° EAST 225.5 FEET; THENCE NORTH 23° EAST 202 FEET; THENCE NORTH 2° WEST 228.0 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 37 EAST OF THE WILLAMETTE MERIDIAN, IN UNION COUNTY, OREGON.

COMMONLY KNOWN AS 62164 LOWER PERRY LOOP, LA GRANDE, OR 97850

Said sale is made pursuant to a Writ of Execution of Foreclosure dated April 28 2017, issued out of the Circuit Court of the State of Oregon for the County of Union where Bank of America, N.A., is plaintiff, and Johnny Gunnels, an individual; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property, is defendant.

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: All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without proof of sufficient funds, or that have not qualified before the start of the auction, will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to Union County Sheriff will be accepted. Payment must be made in full immediately upon conclusion of the sale. Only the judgment creditor who obtained the writ may credit bid up to the Writ amount plus allowable costs. The judgment creditor must have cash in hand for any difference above the amount of the Writ and allowable costs.

BOYD RASMUSSEN, SHERIFF

Union, Oregon

By _____
Deputy Terri Spears