

State of Oregon)
)
County of Union)

Court Case#: 16-01-50208

Sheriff's Case#: 1702183

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

On Thursday, November 9, 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 THE SOUTHEAST CORNER OF LOT 1 IN BLOCK "G" OF THE TOWN OF COVE, UNION COUNTY, OREGON, ACCORDING TO THE RECORDED PLAT OF SAID ADDITION, SAID POINT BEING THE NORTHEAST CORNER OF THE ALLEY, AS PLATTED THROUGH SAID BLOCK "G"; THENCE, WEST ALONG THE SOUTH LINE OF LOT 1 A DISTANCE OF 100 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AS ORIGINALLY PLATTED; THENCE, SOUTH A DISTANCE OF 100 FEET; THENCE, EAST 100 FEET; THENCE, NORTH 100 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS 602 2ND STREET, COVE, OR 97824.

Said sale is made pursuant to a Writ of Execution of Foreclosure dated May 26, 2017, issued out of the Circuit Court of the State of Oregon for the County of Union where Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, not in its individual capacity but solely as Trustee for BCAT 2014-4TT, is plaintiff, and Janice L Matthews, an individual; Ronald S. Matthews, 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 Plaintiffs title, or any cloud on Plaintiffs 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