

CIRCUIT COURT FOR THE STATE OF OREGON
COUNTY OF GRANT

BANK OF AMERICA, N.A,)
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 Plaintiff,)
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Case No. 16CV30905
NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

vs.

THE UNKNOWN HEIRS AND)
DEVISEES OF SUSAN DELORES)
READ; UNITED STATES OF AMERICA;)
STATE OF OREGON; RAY KLEIN INC.,)
DBA PROFESSIONAL CREDIT)
SERVICES; CITY OF JOHN DAY;)
PHILLIP B. WALKER;)
OCCUPANTS OF THE PROPERTY,))

Defendants,

By virtue of a Writ of Execution issued out of the Grant Court of the State of Oregon for the County of Grant, in the case, **BANK OF AMERICA, N.A.** is the plaintiff(s), **THE UNKNOWN HEIRS AND DEVISEES OF SUSAN DELORES READ; UNITED STATES OF AMERICA; STATE OF OREGON; RAY KLEIN INC., DBA PROFESSIONAL CREDIT SERVICES; CITY OF JOHN DAY; PHILLIP B. WALKER; OCCUPANTS OF THE PROPERTY**, is/are defendant(s), Case No. **16CV30905** together with written instructions, to me directed, commanding me to sell all of the right, title, interest and claim of the above named defendant(s) in and to certain real property. On the 25th day of January, 2018, I levied on the defendant(s) right, title, interest and claim in and to the following described real property:

Lot 3, of CHAROLAIS HEIGHTS, in the City of John Day, Grant County, Oregon.

SAVE & EXCEPT the following:

Land in Grant County, Oregon:

T13S, R31E, W.M.

Section 23:

All that portion of Lot 3 of CHAROLAIS HEIGHTS Addition to the City of John Day, lying Westerly of the following described line:

Beginning at a 5/8 iron pin which is N65°28'00"E, 1.50 feet from the NW corner of said Lot 3; thence S. 24°32'00"E, 171.31 feet to the Northerly right of way line of NW Charolais Drive.

All as shown on Map of Survey No. 1696, filed in the office of the Grant County Surveyor.
(Tax Acct. 3-1 13-31-23BC TL300; Ref. 672)

The street address for the Property is 469 NW Charolais Heights, John Day, Oregon 97845.

Notice is hereby given that I will, on the 12th day of March, 2018, at 9:00 o'clock a.m., at the front door of the Grant County Courthouse 201 S. Humbolt, in Canyon City, Oregon, sell the right, title, interest and claim of the defendant(s) in the above described real property subject to redemption as provided by law, to the highest bidder for cash, in hand, at public oral auction.

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.

The judgment creditor may bid any portion or all of its judgment and costs allowed by ORS 18.950 (2).

SALE WILL BE SUBJECT TO ANY AND ALL PRIOR LIENS.

Glenn E Palmer, SHERIFF
Grant County, Oregon

By: Anna Marie Kuhn, Deputy

First Publication: January 31, 2018
Last Publication: February 28, 2018

Conditions of Sale: Only U.S. currency and/or certified cashier's checks made payable to Grant County Sheriff's Office will be accepted. Payment must be made in full immediately upon close of the sale.