

State of Oregon)
)
County of Union)

Court Case#: 17CV26481

Sheriff's Case#: 1802547

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

On Wednesday, March 7th, 2018, 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:

THE REAL PROPERTY AND IMPROVEMENTS COMMONLY KNOWN AS 920 FRESNO STREET, ELGIN OR 97827 ("SUBJECT PROPERTY"), AND LEGALLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 23 AND 24, IN BLOCK 16 OF HINDMAN'S ADDITION TO ELGIN, UNION COUNTY, OREGON, ACCORDING TO THE RECORDED PLAT OF SAID ADDITION. ALSO, THE WEST 10 FEET OF NINTH AVENUE (FORMERLY MAIN STREET) ACCRUING TO SAID LOTS 1, 2, 3, AND 4 BY REASON OF VACTION ORDINANCE NO.4, SERIES 1990, CITY OF ELGIN, RECORDED APRIL 4, 1991, MICROFILM DOCUMENT NO. 136712, RECORDS OF UNION COUNTY, OREGON.

Said sale is made pursuant to a Writ of Execution of Foreclosure dated October 10 2017, issued out of the Circuit Court of the State of Oregon for the County of Union where U.S. Bank, National Association Successor By Merger to U.S. Bank, National Association, N.D., is plaintiff, and The Estate of John C. Thibodeau; The Unknown Heirs, Devisees, and Assignees of John C. Thibodeau; Antoinette E. McLachlan; And All Other Persons or Parties Unknown Claiming Any Right, Title, Lien, or Interest in The Real Property Commonly Known as 920 Fresno Street, Elgin, OR 97827, 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