

State of Oregon)
)
County of Union)

Court Case#: 17CV26824

Sheriff's Case#: 1802817

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

On Thursday, May 31st, 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 650 CEDAR ST, ELGIN, OR 97827 ("SUBJECT PROPERTY"), AND LEGALLY DESCRIBED AS FOLLOWS:
IN TOWNSHIP 1 NORTH, RANGE 39 EAST OF THE WILLAMETTE MERIDIAN, UNION COUNTY, OREGON: SECTION 15: A PARCEL OF LAND IN THE EAST HALF OF THE SOUTHEAST QUARTER DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 60 FEET SOUTH AND 80 FEET WEST OF THE SOUTHEAST CORNER OF BLOCK 7 IN STEVENSON'S ADDITION TO ELGIN, UNION COUNTY, OREGON, ACCORDING TO THE RECORDED PLAT OF SAID ADDITION; THENCE, SOUTH 264 FEET; THENCE, WEST 80 FEET; THENCE, NORTH 264 FEET; THENCE, EAST 80 FEET TO THE POINT OF BEGINNING.
ALSO, BEGINNING AT A POINT 324 FEET SOUTH AND 124 FEET WEST OF THE SOUTHEAST CORNER OF BLOCK 7 IN STEVENSON'S ADDITION TO ELGIN, UNION COUNTY, OREGON, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE, WEST 80 FEET; THENCE, SOUTH 120 FEET; THENCE, EAST 80 FEET; THENCE, NORTH 120 FEET TO THE POINT OF BEGINNING.

(O1S3915DD-1300; REF. #13294)

ALSO, BEGINNING AT A POINT 174 FEET SOUTH OF THE SOUTHEAST CORNER OF BLOCK 7 IN STEVENSON'S ADDITION TO ELGIN, UNION COUNTY, OREGON, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE, SOUTH 25 FEET; THENCE, WEST 80 FEET; THENCE, NORTH 25 FEET; THENCE, EAST 80 FEET TO THE POINT OF BEGINNING.

(O1N3915DD-1101; REF. #13292)

Said sale is made pursuant to a Writ of Execution of Foreclosure dated April 11, 2018, issued out of the Circuit Court of the State of Oregon for the County of Union where Quicken Loans, Inc., is plaintiff, and Scott C. Phares; Carmon L. Phares; And All Other Persons or Parties Unknown Claiming any Right, Title, Lien, or Interest in the Real Property Commonly Known as 650 Cedar St., 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