

State of Oregon        )  
                                  )  
County of Union        )

Court Case#: 17CV32744

Sheriff's Case#: 1802871

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

On Wednesday, June 13th, 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:

LOTS FIVE (5) AND SIX (6) AND THE SOUTH FOURTEEN (14) FEET OF LOT SEVEN (7) IN BLOCK TWENTY-FOUR (24) OF WEST UNION, IN THE CITY OF UNION, UNION COUNTY, OREGON. TOGETHER WITH THE ENTIRE 10 FEET OF THE VACATED ALLEY ADJOINING SAID LOTS ON THE EAST SIDE, AS SAID ALLEY WAS VACATED BY CITY UNION ORDINANCE NO.365, SERIES 1982, AND RECORDED AS MICROFILM DOCUMENT NO. 107139, UNION COUNTY RECORDS.

COMMONLY KNOWN AS 565 SOUTH 4<sup>TH</sup> STREET, UNION OR 97883

Said sale is made pursuant to a Writ of Execution of Foreclosure dated April 5, 2018, issued out of the Circuit Court of the State of Oregon for the County of Union where Nationstar Mortgage LLC d/b/a Champion Mortgage Company, is plaintiff, and The Unknown Heirs and Devisees of Ruth Huntington Norfleet; United States of America; State of Oregon; Jesse Norfleet; Occupants of 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