

State of Oregon)
)
County of Union)

Court Case#: 17CV34734

Sheriff's Case#: 1803046

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

On Thursday, August 9th, 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:

PREVIOUSLY DESCRIBED AS:

BEGINNING AT A POINT 60 FEET SOUTH OF THE SOUTHEAST CORNER OF BLOCK 24 OF THE ORIGINAL TOWN OF UNION, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 150 FEET; THENCE WEST 100 FEET; THENCE NORTH 150 FEET; THENCE EAST 100 FEET TO THE POINT OF THE BEGINNING. SITUATE IN THE SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY AND COUNTY OF UNION, STATE OF OREGON. TAX LOT: 105

NOW DESCRIBED AS DUE TO TAX LOT LINE ADJUSTMENT:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH REFERENCE TO MAP OF SURVEY NUMBER 007-2010, AS FILED IN THE OFFICE OF THE UNION COUNTY SURVEYOR.

BEGINNING AT A POINT ON THE EAST LINE OF THAT TRACT DESCRIBED IN BOUNDARY LINE AGREEMENT FILED AS MICROFILM DOCUMENT NUMBER 103490, DEED RECORDS OF UNION COUNTY, FROM WHICH THE CENTER ¼ OF SAID SECTION 19 BEARS SOUTH 15°21'24" EAST A DISTANCE OF 1044.61 FEET, THENCE: NORTH 0°19'15" WEST, ALONG SAID EAST LINE, A DISTANCE OF 150.00 FEET, TO THE SOUTH RIGHT OF WAY LINE OF FULTON STREET, THENCE: SOUTH 89°43'56" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 122.69 FEET, THENCE: SOUTH 0°01'03" EAST A DISTANCE OF 150.00 FEET, THENCE: NORTH 89°43'56" EAST, A DISTANCE OF 123.48 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 18,462 SQ. FT. SUBJECT TO EASEMENTS OF RECORD OR AS THEY EXIST. COMMONLY KNOWN AS 460 E FULTON 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 JPMorgan Chase Bank, National Association, is plaintiff, and Chelsea A. Webb, Individually and as Mother/Guardian of Mollie Loreen George, a Minor; Unknown Heirs of Anthony A. George; Oregon Affordable Housing Assistance Corporation; State of Oregon; Parties in Possession, 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