

State of Oregon)
)
County of Union)

Court Case#: 21CV03702
Sheriff's Case#: CP21-1191

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

On December 14, 2021, 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 NUMBERED SEVEN (7) AND EIGHT (8) IN BLOCK TWELVE (12) IN NORTH POWDER IN THE TOWN OF NORTH POWDER, UNION COUNTY, OREGON ACCORDING TO THE RECORDED PLAT OF SAID ADDITION
COMMONLY KNOWN AS 530 THIRD STREET NORTH POWDER OREGON 97867

Said sale is made pursuant to a Writ of Execution of Foreclosure dated September 9, 2021, issued out of the Circuit Court of the State of Oregon for the County of Union where NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF JUDY ANN KEELING AKA JUDY A KEELING, THE UNKNOWN HEIRS AND DEVISEES OF WILLIAM L KEELING AKA WILLIAM KEELING; OREGON DEPARTMENT OF HUMAN SERVICES, COMMUNITY CONNECTION OF NORTHEAST OREGON, INC., JOHN KEELING, OCCUPANTS OF THE PROPERTY is defendant.

NOTICE TO DEBTOR

You should be careful about offers to sell rights to surplus funds.

You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950(4).

If you transfer or sell your right to redemption, you might not have the right to surplus funds.

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.

CODY BOWEN, SHERIFF
Union County, Oregon

By 
Deputy Mona Tuck