

State of Oregon        )  
                                  )  
County of Union        )

Court Case#: 21CV19037  
Sheriff's Case#: CP21-1237

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

On December 30, 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:

IN TOWNSHIP 2 SOUTH, RANGE 385 EAST OF THE WILLAMETTE MERIDIAN

Section 19: All that portion of the south half lying east of the constructed centerline of Owsley Canyon Road as in existence September 6, 2005;

Section 20: The south half of northwest quarter and the southwest quarter; EXCEPTING a parcel of about 5 acres out of the southwest quarter of northwest quarter described as commencing at the northwest corner of said subdivision; thence South 660 feet, thence East 330 feet; thence North 660 feet; thence West 30 feet to the point of beginning;

ALSO EXCEPT any portion of said section 20 lying west of the constructed centerline of Owsley Canyon Road as existence September 6, 2005;

Section 29: The north half of northwest quarter, the southwest quarter of northwest quarter and the west half of southwest quarter; EXCEPTING approximately 3 acres out of the southwest corner of the southwest corner of said section; thence North 208.71 feet; then East 626.13 feet, thence South 208.71 feet; thence West 626.13 feet to the point of beginning;

All SITUATE IN the County of Union, State of Oregon

Commonly known as: 62919 Owsley Canyon Road, La Grande Oregon 97850

Said sale is made pursuant to a Writ of Execution of Foreclosure dated November 4, 2021, issued out of the Circuit Court of the State of Oregon for the County of Union where In The Matter of the Estate of Donald Frank Shaw: WADE P BETTIS is plaintiff, and LUCAS SHAW, Personal Representative in the Estate of Donald Frank Shaw and STEVEN J JOSEPH, P.C. a Professional Corporation 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, Oregon

By   
Deputy Mona Tuck