

State of Oregon )  
 )  
County of Grant )

Court Case #19CV20535  
Sheriff's Case #694-21

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

On, January 27, 2022, at the hour of 9:00 a.m. at the front door of the Grant County Courthouse, 201 S. Humbolt, in Canyon City, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Grant County Sheriff's Office, subject to redemption, the following described real property:

A portion of Lot 11, of Edgewood Terrace Subdivision, Grant County, Oregon as shown by the plat thereof on file and of record in the Office of the county clerk of said county and state in Book 2 of Town Plats, at page 21, described as follows: Beginning at the Northwest corner of said Lot 11, thence S29°39'48"W, (record bearing S30°30'W), along the Westerly line of said Lot 11, a distance of 122.50 feet to the TRUE POINT OF BEGINNING: thence S29°39'48"W, continuing along the Westerly line of said Lot 11, 433.70 feet, more or less, to the Northerly line of Edgewood Drive; thence Easterly, along the Northerly line of Edgewood Drive to a point which is S4°33'55"W, of the true point of beginning; thence N4°33'55"E, 438 feet, more or less, to the TRUE POINT OF BEGINNING.

The property is commonly known as: 309 Edgewood Drive, Canyon City, OR 97820

Said sale is made pursuant to a Writ of Execution dated March 16, 2021, issued out of the Circuit Court of the State of Oregon for the County of Grant where **BANK OF AMERICA, N.A.**, is plaintiff, and **THE UNKNOWN HEIRS AND DEVISEES OF JOHN E. SHORT AKA JOHN ELWIN SHORT; THE UNKNOWN HEIRS AND DEVISEES OF MARILYN G. SHORT AKA GLADYS MARILYN SHORT; TERESA L. CHAIN; KAREN JARRETT; JOHN ESTES SHORT; SAMUEL SHORT; BANK OF THE CASCADES MORTGAGE CENTER; UNITED STATES OF AMERICA; STATE OF OREGON; OCCUPANTS OF THE PROPERTY**, is defendant(s).

**IMPORTANT NOTICE TO DEBTOR REGARDING REDEMPTION RIGHTS:**

1. You should be careful about offers to sell rights to surplus funds.
2. 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).
3. If you transfer or sell your right to redemption, you might not have the right to surplus funds.

**NOTICE TO PROSPECTIVE BIDDERS:**

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 Grant County Sheriff's Office 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.

Todd McKinley, SHERIFF  
Grant County, Oregon

By: Anna Marie Kuhn, Civil Deputy