

State of Oregon )  
 )  
County of Union )

Court Case#: 19CV11195  
Sheriff's Case#: CP22-0970

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

On October 4, 2022, 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:

DESCRIBED IN THE DEED OF TRUST AS:

LOT NUMBERED EIGHTEEN (18) AND THE WEST TEN (10) FEET OF LOT NUMBERED SEVENTEEN (17) IN BLOCK NUMBERED NINETEEN (19) OF PREDMORE ADDITION TO LA GRANDE, UNION COUNTY, OREGON, ACCORDING TO THE RECORDED PLAT OF SAID ADDITION.

AND MORE ACCURATELY DESCRIBED AS:

LOT 18 AND THE WEST 10 FEET OF LOT 17, IN BLOCK 19 OF PREDMORE ADDITION TO LA GRANDE, UNION COUNTY, OREGON, ACCORDING TO THE RECORDED PLAT OF SAID ADDITION.

And commonly known at 1417 X Avenue, La Grande, OR 97850

Said sale is made pursuant to a Writ of Execution of Foreclosure dated July 26, 2022, issued out of the Circuit Court of the State of Oregon for the County of Union where NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER is plaintiff, and PATRICK K. EDVALSON; DAWN E. EDVALSON; BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO COUNTRYWIDE BANK, A DIVISION OF TREASURY BANK, N.A.,; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2005-G; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION; STATE OF OREGON; PORTFOLIO RECOVERY ASSOCIATES, LLC; PARTIES IN POSSESSION is defendant.

**NOTICE TO DEBTOR**

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

You may have a right to surplus finds 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 \_\_\_\_\_

*Kati Heath*

Deputy Kati Heath