

State of Oregon)
)
County of Union)

Court Case#: 22CV03601
Sheriff's Case#: CP22-1003

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

On October 11, 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:

A portion of Parcels 1 and 2 of Partition Plate 20190005T, filed as Microfilm Number 20190913T in Slides 454 and 455, Plat Cabinet "E", plat records of Union County, Oregon, situated in the Southeast quarter of Section 23, Township 2 South, Range 3 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the South line of the Southeast quarter of said Section 23, said point which bears West 12,941.89 feet from the corner common to Section 19, 20, 29 and 30 of Township 2 South, Range 40 East of the Willamette Meridian.

Thence: West, along said South line, a distance of 307.65 feet

Thence: North, a distance of 114.00 feet

Thence: North 43°42'37" East, a distance of 61.80 feet,

Thence: North, a distance of 365.00 feet

Thence: South, a distance of 380 feet, more or less, to said South line of the Southeast quarter of Section 23,

Thence: West, a distance of 100 feet to the Point of Beginning

(02S39 9308; Ref.No. 19169)

Commonly known as 63170 Hamilton Rd, Cove, Union County, Oregon

Said sale is made pursuant to a Writ of Execution of Foreclosure dated August 19,2022, issued out of the Circuit Court of the State of Oregon for the County of Union where MATTHEW AND EMILY BLAKE is plaintiff, and FRED WALLENDER, individually and as Trustee of the Fred D. Wallender Revocable Living Trust U/T/A dated June 7, 2019 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