

State of Oregon        )  
                                  )  
County of Union        )

Court Case#: 18CV42633  
Sheriff's Case#: CP22-1289

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

On 11/29/2022, 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:

THE EAST 70 FEET OF THE WEST 140 FEET OF LOT 3 OF BLOCK 6 OF HONAN'S ADDITION TO LA GRANDE, UNION COUNTY, OREGON, ACCORDING TO THE RECORDED PLAT THEREOF

And commonly known as (street address): 2003 E N AVE, LA GRANDE, OR 97850

Said sale is made pursuant to a Writ of Execution of Foreclosure dated September 21, 2022, issued out of the Circuit Court of the State of Oregon for the County of Union where U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF THE BANC OF AMERICAN FUNDING CORPORATION, 2008-FT1 TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2008-FT1,

is plaintiff, and MARK K. PILLING; SANDRA E. PILLING; OLD WEST FEDERAL CREDIT UNION; NORTHEAST OREGON BUSINESS DEVELOPMENT, INC.; ASSET ACCEPTANCE, LLC; JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL 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.**

**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 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