

UMATILLA COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Terry L. Rowan

Undersheriff Jim Littlefield



State of Oregon
County of Umatilla

Court Case: **24CV00685 OCAMPO**

NOTICE OF SHERIFF'S SALE (Real Property)

On February 6, 2025, at the hour of 10:00 a.m. at the Umatilla County Sheriff's Office main lobby, 4700 NW Pioneer Place, Pendleton, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Umatilla County Sheriff's Office, subject to redemption, all of the interest that the Defendant had on or about May 22, 2007, the date of the Deed of Trust, and also the interest that the Defendant had thereafter in the following described real property:

SOUTH 75 FEET OF NORTH 150 FEET OF LOT 14, STANFIELD ORCHARD OUTLOTS, LOCATED IN SOUTH HALF OF SECTION 32, TOWNSHIP, 4 NORTH, RANGE 29, E.W.M., UMATILLA COUNTY, OREGON; SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY; ALSO THAT PORTION OF THE FOLLOWING PROPERTY LYING EAST OF AND ADJACENT TO THE SOUTH 75 FEET OF NORTH 150 FEET OF LOT 14, STANFIELD ORCHARD OUTLOTS, LOCATED IN SOUTH HALF OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN. UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 13, STANFIELD ORCHARD OUTLOTS, CITY OF STANFIELD, UMATILLA COUNTY, OREGON, BEING DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13 AND RUNNING THENCE SOUTH 0 DEGREES 15 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 13, A DISTANCE OF 225.00 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 08 SECONDS EAST 0.89 FEET TO A 1/2 INCH IRON REBAR; THENCE NORTH 0 DEGREES 28 MINUTES 06 SECONDS WEST, 75.07 FEET TO A 5/8 INCH IRON REBAR; THENCE NORTH 0 DEGREES 25 MINUTES 29 SECONDS WEST, 149.94 FEET TO A 5/8 INCH IRON REBAR LYING ON THE NORTH LINE OF SAID LOT 13; THENCE SOUTH 89 DEGREES 39 MINUTES 02 SECONDS WEST ALONG SAID NORTH LINE 0.20 FEET TO THE POINT OF BEGINNING. SITUATED IN THE COUNTY OF UMATILLA AND STATE OR OREGON.

Commonly known as: 120 S Wayne Street, Stanfield, OR 97875

Said sale is made pursuant to a Writ of Execution dated November 8, 2024, issued out of the Circuit Court of the State of Oregon for the County of Umatilla where PLAINTIFF INFORMATION, is plaintiff, and DEFENDANT INFORMATION, 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.

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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 of the auction. Individuals without proof of sufficient funds will not be allowed to participate. Only U.S. currency and/or certified cashier's checks, made payable to Umatilla County Sheriff's Office will be accepted. Payment must be made in full immediately upon close 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 or cashier's check in hand for any difference above the amount of the Writ and allowable costs. Bids above the judgment creditor's credit bid must be submitted in multiples of 100, unless otherwise indicated at time of sale. Umatilla County Sheriff's Office reserves the right to modify these conditions at any time prior to or during a sale, in accordance with law.

Terry L. ROWAN, SHERIFF
Umatilla County, Oregon

By: Captain Sterrin Ward
Civil Division 541-966-3600