

UMATILLA COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Terry L. Rowan

Undersheriff Jim Littlefield



State of Oregon
County of Umatilla

Court Case: **24CV38703- KIMBALL**

**NOTICE – SALE WAS POSTPONED AND RESCHEDULD TO OCCUR ON
August 12, 2026 @ 10am.**

NOTICE OF SHERIFF'S SALE (Real Property)

On July 8, 2026, 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 Defendant's Interest in the following described real property:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON AND BEING DESCRIBED AS COMMENCING AT THE CENTER OF SAID SECTION 32; THENCE SOUTH 44°43' EAST (WHEN MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF THE HERMISTON COLUMBIA RIVER HIGHWAY), A DISTANCE OF 30 FEET, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY; THENCE SOUTH 45°17' WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY, A DISTANCE OF 1,080.08 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 06°38'45" EAST, A DISTANCE OF 519.22 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 89°53'53.11" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 583.67 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY; THENCE NORTH 45°23' EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY, A DISTANCE OF 685.10 FEET; THENCE NORTH 45°17'11" EAST AND CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY, A DISTANCE OF 50.56 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO MERVIN R. DUFFY, ETUX, BY DEED RECORDED IN MICROFILM REEL 50, PAGE 99, OFFICE OF UMATILLA COUNTY RECORDS;

ALSO EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO MARK HENDERSON, ETUX, BY DEED RECORDED IN MICROFILM REEL 55, PAGE 744 AND CORRECTED IN MICROFILM REEL 62, PAGE 407, OFFICE OF UMATILLA COUNTY RECORDS;

ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE HIGHWAY AND ROAD
RIGHT-OF-WAYS

Commonly known as: 32778 Diagonal Rd, Hermiston, Oregon 97838

Said sale is made pursuant to a Writ of Execution dated June 27th, 2025 issued out of the Circuit Court of the State of Oregon for the County of Umatilla where CMG MORTGAGE, INC., an individual, is plaintiff, and THE ESTATE OF JAY KIMBALL; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEE OF JAY KIMBALL; RANDALL JAY KIMBALL; PATTI ANN KIMBALL; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 32778 DIAGONAL RD, HERMISTON, OR 97838, 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.

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