

# UMATILLA COUNTY SHERIFF'S OFFICE

*"Conservators of the Peace"*

Sheriff Terry L. Rowan

Undersheriff Jim Littlefield



State of Oregon )

Court Case: CV160782

)

COLLINS

County of Umatilla )

)

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

On March 8, 2018, 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:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF GEORGE STREET, NOW S.E. 5<sup>TH</sup> STREET AND WITH THE EASTERLY LINE OF GROVER STREET, NOW MILL STREET IN IRELAND'S ADDITION TO THE CITY OF MILTON, NOW CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF MILL STREET, 100 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF S.E. 5<sup>TH</sup> STREET, 100 FEET; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF MILL STREET, 100 FEET TO THE SOUTHERLY LINE OF S.E. 5<sup>TH</sup> STREET; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF S.E. 5<sup>TH</sup> STREET, 100 FEET TO THE POINT OF BEGINNING.

Commonly known as: 104 SE 5<sup>TH</sup> AVE., MILTON FREEWATER, OR 97862

Said sale is made pursuant to a Writ of Execution dated November 30, 2017 issued out of the Circuit Court of the State of Oregon for the County of Umatilla where WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR HILLDALE TRUST, is plaintiff, and WILLIAM R. COLLINS; JULIE COLLINS; STATE OF OREGON DEPARTMENT OF HUMAN RESOURCES; COLLECTION BUREAU OF MILTON-FREEWATER; CAVALRY SPV I LLC; MIDLAND FUNDING, LLC; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 104 SE 5<sup>TH</sup> AVE., MILTON FREEWATER, OR 97862, is defendant.

### **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 sale, in accordance with law.

Terry L. ROWAN, SHERIFF

Umatilla County, Oregon

By Sterrin Holcomb, Lt

Civil Division 541-966-3600

