

UMATILLA COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Terry L. Rowan

Undersheriff Jim Littlefield



State of Oregon

) Court Case: CV151400

) CURTIS

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 interest that the Defendant had on or about 11/1/1996, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

Tract of land located in Northeast Quarter of Northwest Quarter of Section 5, Township 4 North, Range 29, E.W.M., being described as follows:

Beginning at Northeast corner of said Northeast Quarter of Northwest Quarter of said Section 5; thence along East line of said Northwest Quarter a distance of 399 feet, more or less, to Northeast corner of that tract of land conveyed to Ray A. Rood, etux, by deed recorded in Microfilm R-13, Page 1875, Deed Records, and the true point of beginning for this description; thence continuing South along East line of said Northwest Quarter a distance of 420 feet; thence West, prallel (should read "parallel") to North line of said Northwest Quarter a distance of 250 feet; thence North, parallel to and 250 feet distant from East line of said Northwest Quarter a distance of 420 feet to Northwest corner of the above mentioned Rood Tract; thence East along North line of said Rood Tract a distance of 250 feet to the point of beginning.

TOGETHER with an easement for ingress and egress 40 feet in width, being 20 feet on each side of the following described centerline;

Beginning at Northwest corner of Northeast Quarter of Northeast Quarter of Northwest Quarter of said Section 5; thence East along North line of said Northwest Quarter a distance of 132 feet to the true point of beginning for this centerline description; thence South, parallel to and 132 feet distant from West line of said Northeast Quarter of Northeast Quarter of Northwest Quarter of said Section 5, to a point 20 feet North of South line of said Northeast Quarter of Northwest Quarter of said Section 5; thence East, parallel to and 20 feet distant from said South line to a point 250 feet distant West of East line of said Northeast Quarter of Northeast Quarter of Northwest Quarter of said Section 5 and the point of terminus of said centerline description;

Subject to any and all water rights of way and roads;

All being East of the Willamette Meridian, Umatilla County, Oregon.

Commonly known as: 80291 Hornsby Lane, Hermiston, Oregon 97838

UMATILLA COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Terry L. Rowan

Undersheriff Jim Littlefield



Said sale is made pursuant to a Writ of Execution dated September 7, 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 PRETIUM MORTGAGE ACQUISITION TRUST, is plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF EDWIN L. CURTIS; THE UNKNOWN HEIRS AND DEVISEES OF DIANA K. CURTIS; MICHELLE FROST; LEZLEE CURTIS; BENEFICIAL OREGON, INC; OCCUPANTS OF THE PROPERTY, 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 a sale, in accordance with law.

Terry L. ROWAN, SHERIFF
Umatilla County, Oregon

By Sterrin Holcomb, Lt
Civil Division 541-966-3600

