

# UMATILLA COUNTY SHERIFF'S OFFICE

*"Conservators of the Peace"*

Sheriff Terry L. Rowan

Undersheriff Jim Littlefield



State of Oregon

Court Case: **17CV04176**

County of Umatilla

**MORREIRA**

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

On March 14, 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 which the defendants had on April 14, 2008, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter in the following described real property:

DESCRIBED IN THE DEED OF TRUST AS:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AND INCORPORATED HERETO AS EXHIBIT 1

AND MORE ACCURATELY DESCRIBED AS:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AND INCORPORATED HERETO AS EXHIBIT 2

Commonly known as: 1205 PARALLEL STREET, MILTON-FREEWATER, OR 97862

Said sale is made pursuant to a Writ of Execution dated December 4, 2017 issued out of the Circuit Court of the State of Oregon for the County of Umatilla where JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, is plaintiff, and ANDREW MORREIRA; PARTIES IN POSSESSION, 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

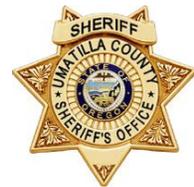


Exhibit 1

Beginning at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 36, Township 6 North, Range 35, East of the Willamette Meridian, Umatilla County, Oregon; thence West along the South line of said Section 36, a distance of 351.50 feet to the Southwest corner of that tract of land conveyed to Paul Roger Seaquist, by Deed recorded in Book 328, Page 574, Umatilla County Deed Records, and the true point of beginning for this description; thence North along the East line of said Seaquist tract and along a tract of land conveyed to Paul Roger Seaquist by Deed recorded in Book 321, Page 301, said Deed Records, 260 feet, more or less, to a point on the Southerly line of that tract of land conveyed to Upper Columbia River Mission Society of Seventh Day Adventists, by Deed recorded in Book 306, Page 620, said Deed Records; thence East along said line of Adventists tract and South line extended Easterly to a point on the Westerly right of way line of State Highway No. 11; thence South along said Westerly right of way to the South line of said Section 36; thence West along said South line to the point of beginning;

EXCEPTING THEREFROM that tract of land conveyed to J.L. Perkins, et ux, be Deed Recorded in Boos 260, Page 326, Umatilla County Deed Records;

ALSO EXCEPTING THEREFROM that tract of land conveyed to Ray Sharp by Deed Recorded in Book 283, Page 574, Umatilla County Deed Records.

Exhibit 2

Beginning at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 36, Township 6 North, Range 35 East of the Willamette Meridian, Umatilla County, Oregon; thence West along the South line of said Section 36, a distance of 351.50 feet to the Southwest corner of that tract of land conveyed to Paul Roger Seaquist, by Deed recorded in Book 328, Page 574, Umatilla County Deed Records, and the true point of beginning for this description; thence North along the East line of said Seaquist tract and along a tract of land conveyed to Paul Roger Seaquist by Deed recorded in Book 321, Page 301, said Deed Records, 260 feet, more or less, to a point on the Southerly line of that tract of land conveyed to Upper Columbia River Mission Society of Seventh Day Adventists, by Deed recorded in Book 306, Page 620, said Deed Records; thence East along said line of Adventists tract and South line extended Easterly to a point on the Westerly right of way line of State Highway 11; thence South along said Westerly right of way to the South line of said Section 36; thence West along said South line to the point of beginning;

EXCEPTING THEREFROM that tract of land conveyed to J.L. Perkins, et ux, by Deed recorded in Book 260, Page 326, Umatilla County Deed Records;

ALSO EXCEPTING THEREFROM that tract of land conveyed to Ray Sharp by Deed recorded in Book 283, Page 37, Umatilla County Deed Records.