

UMATILLA COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Terry L. Rowan

Undersheriff Jim Littlefield



State of Oregon

Court Case: **CV131103**

WHINERY

County of Umatilla

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 MONTE R. VORIES and AMY L. VORIES ("Defendants") had on November 17, 2006, the date of the foreclosed Deed of Trust which was recorded on January 17, 2007, as Instrument No. 2007-5130627 in the official records of the Umatilla County Recorder's Office, and/or all of the interest which Defendants had thereafter in the following described real property:

LOT 3, BLOCK 1, SUNSET ADDITION TO THE CITY OF FREEWATER, NOW CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON

Commonly known as: 227 NW 6TH AVE, MILTON FREEWATER, OR 97862

Said sale is made pursuant to a Writ of Execution dated October 23, 2017 issued out of the Circuit Court of the State of Oregon for the County of Umatilla where U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, is plaintiff, and AMY L. VORIES, an individual; MONTE R. VORIES, an individual; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to 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

