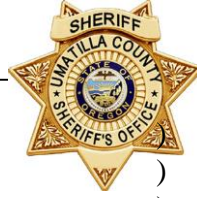


UMATILLA COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Terry L. Rowan

Undersheriff Jim Littlefield



State of Oregon

Court Case: **17CV36407**
KENNEDY

County of Umatilla

NOTICE OF SHERIFF'S SALE (Real Property)

On August 22, 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:

LOT 22 IN BLOCK 3 IN SHERWOOD HEIGHTS ADDITION TO THE CITY OF PENDLETON, IN THE COUNTY OF UMATILLA AND STATE OF OREGON.

Commonly known as: 805 SW 28TH ST, PENDLETON, OREGON 97801-3904

Said sale is made pursuant to a Writ of Execution dated May 17, 2018 issued out of the Circuit Court of the State of Oregon for the County of Umatilla in which NATIONSTAR MORTGAGE LLC dba CHAMPION MORTGAGE COMPANY, a limited liability company, is plaintiff, and THE ESTATE OF DONALD E. KENNEDY, a deceased individual; LESTER J. MANN, as personal representative for the Estate of Donald E Kennedy, a deceased individual; DEBRA LYNNE MANN, solely in her capacity as heir to the ESTATE OF DONALD E. KENNEDY, a deceased individual; MICHAEL KENNEDY, solely in his capacity as heir to the ESTATE OF DONALD E. KENNEDY, a deceased individual; UNKNOWN HEIRS OF DONALD E. KENNEDY, a deceased individual; Ben Carson, solely in his capacity as Secretary for UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; and ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 805 SW 28TH ST, PENDLETON, OR 97801-3904, 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

