

UMATILLA COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Terry L. Rowan

Undersheriff Jim Littlefield



State of Oregon

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Court Case: **17CV47468**

NIPPLE

County of Umatilla

NOTICE OF SHERIFF'S SALE (Real Property)

On August 30, 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 September 25, 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:

LOTS 1 AND 2, BLOCK 2, HOLDMAN'S ADDITION TO THE TOWN, NOW CITY OF ADAMS, UMATILLA COUNTY, OREGON.

ALSO, INCLUDING THE SOUTH HALF OF VACATED ALLEY, VACATED IN ORDINANCE NO. 171, RECORDED NOVEMBER 14, 1991, IN MICROFILM REEL 212, PAGE 1328, LYING ADJACENT TO THE NORTHERLY LINE OF SAID LOTS 1 AND 2.

MORE CORRECTLY DESCRIBED AS:

LOTS 1 AND 2, BLOCK 2, HOLDMAN'S ADDITION, TO THE TOWN, NOW CITY OF ADAMS, UMATILLA COUNTY, OREGON;

ALSO INCLUDING THE SOUTH HALF OF A VACATED ALLEY (VACATED BY THE CITY OF ADAMS ORDINANCE NO. 171, RECORDED NOVEMBER 14, 1991 IN MICROFILM REEL 212, PAGE 1328, OFFICE OF UMATILLA COUNTY RECORDS) WHICH LIES NORTHERLY OF AND ADJACENT TO THE NORTH LINE OF SAID LOTS 1 AND 2;

ALSO INCLUDING THE NORTH 10 FEET OF VACATED COMMERCIAL STREET (VACATED BY THE CITY OF ADAMS ORDINANCE NO. 61, RECORDED APRIL 22, 1999 IN INSTRUMENT NO. 1999-3490550, OFFICE OF UMATILLA COUNTY RECORDS) WHICH LIES SOUTHERLY OF AND ADJACENT TO THE SOUTH LINE OF SAID LOTS 1 AND 2.

Commonly known as: 270 Commercial Street, Adams, Oregon 97810

Said sale is made pursuant to a Writ of Execution dated March 27, 2018 issued out of the Circuit Court of the State of Oregon for the County of Umatilla in which NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is plaintiff, LONA GAY NIPPLE; ROYAL MORTGAGE PARTNERS DBA ROYAL MORTGAGEBANC; U.S. BANK, N.A., NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR SOUNDVIEW HOME EQUITY LOAN ASSET-BACKED CERTIFICATES SERIES 2000-1; UNITED STATES OF AMERICA; MIDLAND FUNDING, LLC; PARTIES IN POSSESSION, is defendant.

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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

