

UMATILLA COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Terry L. Rowan

Undersheriff Jim Littlefield



State of Oregon

Court Case: **17CV15372**
SCHUH

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 interest which the defendants had on February 18, 1999, 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 EXHIBIT 1

Commonly known as:

1926 N. Townsend Rd, Hermiston, Oregon 97838

Said sale is made pursuant to a Writ of Execution dated February 1, 2018 issued out of the Circuit Court of the State of Oregon for the County of Umatilla BANK OF NEW YORK MELLON, AS TRUSTEE FOR THE ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 1999-LB1 is plaintiff, GALEN V. SCHUH; UNKNOWN HEIRS OF GLORIA L. BLESSING; JANELLE MARIE NORDYKE; MELODIE DIANE NORDYKE; REBECCA JOY NORDYKE; MARK A. BARKHURST; DANIEL E. HOOD; PARTIES IN POSSESSION, is defendant.

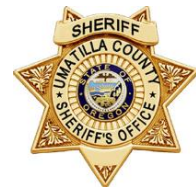
PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

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



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EXHIBIT 1 – SHERIFF NOTICE OF SALE 17CV15372

A tract of land located in the Northeast Quarter of Section 1, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon being described as beginning at a point on the West line of the Northeast Quarter of the Southwest Quarter of the Northeast quarter of said Section 1, which said point lies South $0^{\circ} 22' 04''$ West, 200 feet from the Northwest corner of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of said Section 1 and the True Point of Beginning for this description; thence South $49^{\circ} 18' 36''$ East, 189.97 feet to a point which lies 10 feet East of the centerline of the "M" Canal, when measured at right angles; thence Southerly, parallel with said canal centerline the following bearings and distances: South $08^{\circ} 33' 17''$ West, 48.60 feet; South $11^{\circ} 48' 36''$ West, 159.79 feet; South $25^{\circ} 52' 46''$ West, 57.59 feet; South $36^{\circ} 45' 51''$ West, 107.02 feet to a point on the South line of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of said Section 1; thence North $89^{\circ} 08' 22''$ West along said South line 18.15 feet to the Southwest corner of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of said Section 1; thence North $0^{\circ} 22' 04''$ East, 465.61 feet, more or less to the point of beginning.

Together with an easement for ingress and egress over and across the South 100 feet of the North 250 feet of the West 20 feet of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of said Section 1.

Also Together with an easement for ingress and egress over and across a strip of land 44 feet in width, 19 feet on the North side and 25 feet on the South side of of a line described as beginning on the East right of way line of Townsend Road, County Road No. 1217, said point being 956.07 feet South of the Northwest corner of the Southwest Quarter of the Northwest Quarter of the Northeast Quarter of said Section 1, said point also being the Southwest corner of that tract of land conveyed to James H. Angell by deed recorded in Microfilm R-12, Page 1195, Umatilla County Records and the True Point of Beginning for this line description; thence East along the South line of said Angell Tract and its Easterly extension, 651.0 feet to the West line of that tract of land conveyed to Larry L. Roff, et ux, by deed recorded in Microfilm R-101, Page 1694, Umatilla County Records and the point of terminus of this line description.