MORROW COUNTY SHERIFF
325 Willow View Drive -:- P.O. Box 159
Heppner, Oregon 97836
Phone: (541) 676-5317
Fax: (541) 676-5577

Kenneth W. Matlack, Sheriff
John A. Bowles, Undersheriff

State of Oregon	)	Court Case # 20CV21311
	)	
County of Morrow	)	Sheriff's Case # C2021-0504

NOTICE OF SHERIFF'S SALE
(Real Property)

On **December 2, 2021**, at the hour of **11:00 AM** at the Lobby Doors inside the Morrow County Court House, 100 N Court St. in the City of Heppner, Oregon, I will sell at public auction to the highest bidder for **cash** or **cashier's check**, in hand, made out to **Morrow County Sheriff's Office**, subject to redemption, description of interest in the following described real property:

A portion of Lot 1, Block 1, P. LOONEY'S ADDITION, in the City of Heppner, County of Morrow and State of Oregon, more particularly described as follows:

BEGINNING at a point which is East 133.7 feet from an iron stake located at the Southeast corner of the intersection of Jones Street and Water Street in the City of Heppner; thence South 124.8 feet; thence East 56.7 feet; thence North 124.8 feet to the Southerly line of Water Street; thence West to the POINT OF BEGINNING.

Commonly known as: 230 WEST WATER STREET, HEPPNER, OR 97836

Said sale is made pursuant to a Writ of Execution dated **09-16-2021**, issued out of the Circuit Court of the State of Oregon for the County of Morrow where **SEATTLE BANK** is plaintiff, and **THE ESTATE OF DAVE W. ZACHRY; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF DAVE W. ZACHRY; SUZANNE HOWES; STEVEN ZACHRY; SCOTT ZACHRY; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 230 WEST WATER STREET, HEPPNER, OR 97836** is defendant.

NOTICE TO DEBTOR

- **You should be careful about offers to sell rights to surplus funds.**
- **You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950 (4).**
- **If you transfer or sell your right to redemption, you might not have the right to surplus funds.**

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 in the auction to qualify as a bidder. Individuals without proof of sufficient funds, or that have not qualified before the start of the auction, will not be allowed to participate. **Only U.S. currency and/or cashier's checks made payable to the Morrow County Sheriff's Office will be accepted**. ***Payment must be made in full immediately upon conclusion 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 in hand for any difference above the amount of the Writ and allowable costs.

Kenneth W Matlack, SHERIFF
Morrow County, Oregon

By: Civil Deputy Erik Patton