

UMATILLA COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Terry L. Rowan

Undersheriff Jim Littlefield



State of Oregon
County of Umatilla

Court Case: **20CV05323**

NOTICE OF SHERIFF'S SALE (Real Property)

On June 22, 2022, 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 in the following described real property:

THE LAND REFERRED TO IN THIS GUARANTEE IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 32, EWM; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 200 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 832 (FORMERLY U.S.HIGHWAY NO. 395); THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD, 310 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO JAMES HALSEY, ET UX, RECORDED IN BOOK 272, PAGE 185, DEED RECORDS AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING SOUTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY, 190 FEET; THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID HALSEY TRACT TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE NORTH ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 33, TO THE SOUTHEAST CORNER OF SAID HALSEY TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID HALSEY TRACT TO THE POINT OF BEGINNING; ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY AND ROADS

Commonly known as: 71461 SCHROEDER ROAD, PENDLETON, OREGON 97801

Said sale is made pursuant to a Writ of Execution dated April 5, 2022, issued out of the Circuit Court of the State of Oregon for the County of Umatilla where WELLS FARGO USA HOLDINGS, INC, is plaintiff, and THE ESTATE OF NANCY J. NIORD AKA NANCY HABERLIN; THE UNKNOWN HEIRS, DEVISEES AND ASSIGNEES OF NANCY J. NIORD AKA NANCY HABERLIN; MICHAEL A. NIORD; ANNETTE NIORD; CARRIE NIORD; YVONNE NIORD; JOHN NIORD; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 71461 SCHROEDER ROAD, PENDLETON, OREGON 97801, 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.

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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: Captain Sterrin Ward
Civil Division 541-966-3600