

UMATILLA COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Terry L. Rowan

Undersheriff Jim Littlefield



State of Oregon
County of Umatilla

Court Case: **17CV21995**

NOTICE OF SHERIFF'S SALE (Real Property)

On February 20, 2025, 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 that the Defendant had on or about January 3, 2006, the date of the Deed of Trust, and also the interest that the Defendant had thereafter in the following described real property:

EAST HALF OF LOTS 4 AND 5, BLOCK 32, ORIGINAL TOWN OF FREEWATER, NOW CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON;

ALSO THAT VACATED PORTION OF PARALLEL STREET ADJOINING LOTS 4 AND 5, AND DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH ALONG EAST LINE OF LOTS 4 AND 5 TO SOUTHEAST CORNER OF LOT 5; THENCE EASTERLY ALONG EASTERLY EXTENDED SOUTH LINE OF LOT 5 A DISTANCE OF 10 FEET; THENCE NORTHERLY AND PARALLEL TO EASTERLY LINE OF BLOCK 32, TO A POINT ON EASTERLY EXTENDED NORTH LINE OF LOT 4; THENCE WESTERLY ALONG SUCH EXTENDED LINE 10 FEET TO THE POINT OF BEGINNING.

Commonly known as: 1103 Parallel St., Milton-Freewater, OR 97862

Said sale is made pursuant to a Writ of Execution dated September 11, 2024, issued out of the Circuit Court of the State of Oregon for the County of Umatilla where FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, is plaintiff, and BENJAMIN G. LAWRENCE, MARY ELIZABETH LAWRENCE; CAPITAL ONE BANK (U.S.A.), N.A., OCCUPANTS OF THE PROPERTY, 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:

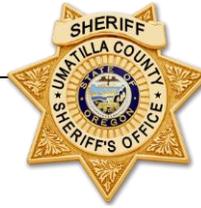
- (a) The priority of the lien or interest of the judgment creditor;
- (b) Land use laws and regulations applicable to the property;
- (c) Approved uses for the property;
- (d) Limits on farming or forest practices on the property;
- (e) Rights of neighboring property owners; and
- (f) Environmental laws and regulations that affect the property.

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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