

UMATILLA COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Terry L. Rowan

Undersheriff Jim Littlefield



State of Oregon
County of Umatilla

Court Case: **15CV0835 JUAREZ**

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 interest which any of the Defendant had on or about December 22nd, 2006, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

THAT PORTION OF NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK "D" EKLEBERRY TRACTS; THENCE SOUTH 0°01'00" WEST, 110 FEET ALONG THE WEST LINE OF SAID EKLEBERRY TRACTS; THENCE NORTH 89°09'00" WEST, 120 FEET; THENCE NORTH 0°01'00" EAST, 110 FEET TO THE SOUTH LINE OF LAND CONVEYED TO CITY OF HERMISTON, BY DEED RECORDED IN BOOK 198, PAGE 154, DEED RECORDS, UMATILLA COUNTY, OREGON; THENCE SOUTH 89°09'00" EAST, 120 FEET TO THE POINT OF BEGINNING.

Commonly known as: 1290 W Poplar Ave., Hermiston, OR 97838

Said sale is made pursuant to a Writ of Execution dated January 21, 2022, issued out of the Circuit Court of the State of Oregon for the County of Umatilla where DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ON BEHALD OF THE CERTIFICATEHOLDERS OF NATIXIS REAL ESTATE CAPITAL TRUST 2007-HE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE2, is plaintiff, and VINCENTE JUAREZ; MASTER FINANCIAL INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION; HERMELINDA JEPPEPERSON AKA HERMELINDA JUAREZ; STATE OF OREGON; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, 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