

# UMATILLA COUNTY SHERIFF'S OFFICE

*"Conservators of the Peace"*

Sheriff Terry L. Rowan

Undersheriff Jim Littlefield



State of Oregon  
County of Umatilla

Court Case: **21CV37467 - ROE**

## NOTICE OF SHERIFF'S SALE (Real Property)

On September 21, 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 the defendants had on August 31, 2005, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter in the following described real property:

LOT 6, BLOCK 1, MOLTKE ADDITION TO THE CITY OF PILOT ROCK, UMATILLA COUNTY, OREGON; EXCEPTING THEREFROM THE NORTH 18 FEET

Commonly known as: 325 NW THIRD ST, PILOT ROCK, OR 97868

Said sale is made pursuant to a Writ of Execution dated July 29<sup>th</sup>, 2022 issued out of the Circuit Court of the State of Oregon for the County of Umatilla where HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR NOMURA HOME EQUITY LOAN TRUST, SERIES 2006-WF1 ASSET BACKED PASS-THROUGH CERTIFICATES, is plaintiff, and UNKNOWN HEIRS AND DEVISEES OF JERRY THERON ROE; UNKNOWN HEIRS AND DEVISEES OF RHONDA ANN ROE; JAMES MCDONOUGH; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY; OCCUPANTS OF THE PREMISES, 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 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

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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