

UMATILLA COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Terry L. Rowan

Undersheriff Jim Littlefield



State of Oregon
County of Umatilla

Court Case: **24CV14122**

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 August 18, 2021, the date of the Deed of Trust, and also the interest that the Defendant had thereafter in the following described real property:

LOTS 1 AND 2, BLOCK 2, MT. HEBRON ADDITION TO THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON; EXCEPTING THEREFROM WEST 32.34 FEET OF LOT 2

Commonly known as: 15 Ne Mount Hebron Dr. Pendleton, OR 97801

Said sale is made pursuant to a Writ of Execution dated September 23, 2024, issued out of the Circuit Court of the State of Oregon for the County of Umatilla where PHH MORTGAGE CORPORATION, is plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF HELEN F. HESTERLEE AKA HELEN HESTERLEE AKA HELEN FRANCES HESTERLEE; LORI F. KREITZER AKA LORI KREITZER; KATHERINE D. MCQUOWN AKA KATHERINE MCQUOWN; UNITED STATES OF AMERICA; 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.

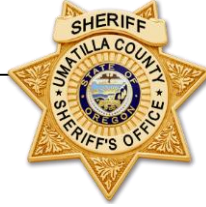
Conditions of Sale: All potential bidders are subject to inspection of funds prior to or during participation of the auction. Individuals without proof of sufficient funds will not be allowed to participate. Only U.S. currency and/or certified cashier's checks, made payable to Umatilla County Sheriff's 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

UMATILLA COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Terry L. Rowan

Undersheriff Jim Littlefield



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