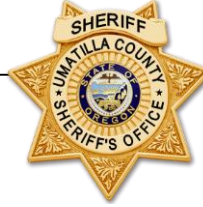


# UMATILLA COUNTY SHERIFF'S OFFICE

*"Conservators of the Peace"*

Sheriff Terry L. Rowan

Undersheriff Jim Littlefield



State of Oregon  
County of Umatilla

Court Case: **23CV02747 DUNGAN**

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

On December 20, 2023, 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 March 26, 1999, the date of the Deed of Trust, and also the interest that the Defendant had thereafter in the following described real property:

LOT 5, BLOCK 87, WARDWELL'S ADDITION TO THE TOWN, NOW CITY OF UMATILLA, UMATILLA COUNTY, OREGON. ALSO, THE WESTERLY 10 FEET OF VACATED "J" STREET LYING ADJACENT TO SAID LOT 5 BY ORDINANCE NO. 557, RECORDED JUNE 23, 1989 IN REEL 180, PAGE 1603, UMATILLA COUNTY MICROFILM RECORDS.

Commonly known as: 931 7<sup>th</sup> St, Umatilla, OR 97882

Said sale is made pursuant to a Writ of Execution dated 08.08.2023, issued out of the Circuit Court of the State of Oregon for the County of Umatilla where FINANCIAL ASSET SECURITIES CORP., HO:ME LOAN MORTGAGE TRUST 1999-A, ASSET-BACKED CERTIFICATES, SERIES 1999-A, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION FIKIA FIRST UNION NATIONAL BANK, AS TRUSTEE, is plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF MARY DUNGAN AKA MARY VIRGINIA DUNGAN AKA MARY V. DUNGAN; THE UNKNOWN HEIRS AND DEVISEES OF RAY DUNGAN II AKA RAY ELSWORTH DUNGAN II AKA RAYMOND DUNGAN II AKA RAYMOND ELSWORTH DUNGAN II; TRINITY DUNGAN; JASON DUNGAN; AMY DUNGAN; RAY DUNGAN III; 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