



SHERIFF'S OFFICE

511 Washington St., Ste.102 • The Dalles, OR 97058
p: [541] 506-2580 • f: [541] 506-2581 • www.co.wasco.or.us

Pioneering pathways to prosperity.

State of Oregon)
County of WASCO)

Court Case# 22CV00373

Sheriff's Case# S24041126

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

On the 15 day of APRIL, 2024, at the hour of 11:00 ☒ a.m., ☐ p.m. at the Wasco County Courthouse, Washington Street entrance (511 Washington Street), in the City of The Dalles, Oregon, I will sell at public auction to the highest bidder for cash in hand, the following described real property, subject to redemption, located in Wasco County, Oregon, to wit:

COMMONLY KNOWN AS 402 FAIRWAY RD, TYGH VALLEY, OR 97063 AND LEGALLY DESCRIBED AS FOLLOWS:

LOT 2 SPORTSMANS PARK 4, IN THE COUNTY OF WASCO AND STATE OF OREGON. TOGETHER WITH THAT CERTAIN MANUFACTURED HOME DESCRIBED AS FOLLOWS: 2000, REDMAN, MANUFACTURER SERIAL NUMBER 11827928A & 11827928B

Said sale is made pursuant to a Writ of Execution dated the FEBRUARY day of 19, 2024, issued out of the Circuit Court of the State of Oregon for the County of WASCO to me directed in the case of:

REVERSE MORTGAGE FUNDING LLC, Plaintiff vs. THE UNKNOWN SUCCESSOR TRUSTEE OF THE MICHAEL ARDELL PHEARSON REVOCABLE LIVING TRUST; BRETT J PHEARSON, SUCCESSOR TRUSTEE OF THE MICHAEL ARDELL PHEARSON REVOCABLE LIVING TRUST; RAE CALDWELL, SUCCESSOR TRUSTEE OF THE MICHAEL ARDELL PHEARSON REVOCABLE LIVING TRUST; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION; ROCK CREEK RESERVOIR RECREATION CENTER INC, HOMEOWNER'S ASSOCIATION; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 402 FAIRWAY RD TYGH VALLEY, OREGON 97063, Defendants,

**** NOTICE TO DEBTOR, READ THIS SECTION CAREFULLY****

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 judgment, as provided in ORS 18.950(4). If you transfer or sell your 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;



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- (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 the WASCO County Sheriff's Office will be accepted, at the time and location of the sale. Payment must be made in full immediately upon close of the sale.

I hereby declare that the above statement is true to the best of my knowledge and belief, and that I understand it is made for use as evidence in court and is subject to penalty for perjury.

Lane Magill, SHERIFF
Wasco County, Oregon

By _____
Michelle Fox, Sheriff Technician