

**IN THE CIRCUIT COURT OF THE STATE OF OREGON
DESCHUTES COUNTY**

PHH MORTGAGE CORPORATION,

Plaintiff/s,

v.

THE UNKNOWN HEIRS AND DEVISEES OF
SIDNEY L FRIEDL AKA SIDNEY FRIEDL; SANDRA
L. FRIEDL AKA SANDRA FRIEDL; PAMALA J.
FRIEDL AKA PAMALA FRIEDL; KIMBERLY S.
FRIEDL AKA KIMBERLY FRIEDL; TALL PINES
ROAD HOMEOWNER'S ASSOCIATION; UNITED
STATES OF AMERICA, SECRETARY OF HOUSING
AND URBAN DEVELOPMENT; OCCUPANTS OF
THE PROPERTY,

Defendant/s

Case No.: 25CV61840

NOTICE OF SALE
UNDER WRIT OF EXECUTION - REAL
PROPERTY

Notice is hereby given that I will on September 24, 2026 at 10:00 AM in the main lobby of the Deschutes County Sheriff's Office, 63333 W. Highway 20, Bend, Oregon, sell, at public oral auction to the highest bidder, for cash or cashier's check, the following real property, subject to redemption, commonly known as 53142 Andrews Rd, La Pine, OR 97739 and further described as,

LOT 27, BLOCK 27, TALL PINES FIFTH ADDITION, ACCORDING TO THE PLAT
FILED SEPTEMBER 22, 1977, IN CABINET B, PAGE 279, DESCHUTES COUNTY
RECORDS, IN DESCHUTES COUNTY, OREGON.

Said sale is made under a writ of execution issued out of the Circuit Court of the State of Oregon for the County of Deschutes.

The Notice of Sale will be published in The Bulletin, a newspaper of general circulation in Deschutes County, Oregon, on the following dates: August 26, 2026, September 2, 2026, September 9, 2026, September 16, 2026

The Notice of Sale will be posted on the Oregon State Sheriff's Association (OSSA) website, <http://oregonsheriffssales.org/>, for at least 28 days prior to the date of the sale. The first full day of posting is August 20th, 2026.

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.**

Attorney: Grace Chu OSB No. 220848
McCarthy & Holthus, LLP
920 SW 3RD AVE, 1ST FLOOR
Portland, OR 97204
(971) 201-3200

Conditions of Sale: Potential bidders must arrive no later than 15 minutes prior to the auction to register and allow the Deschutes County Sheriff's Office to review bidder's funds. Only U.S. currency and/or cashier's checks made payable to Deschutes County Sheriff's Office will be accepted. Individuals without proof of sufficient funds will not be allowed to participate. Payment must be made in full immediately upon the close of the sale.

NOTICE TO DEBTOR

You should be careful about offers to sell right 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.

Ty E. Rupert
Deschutes County Sheriff

Marissa Rankin, Civil Technician
Date: August 17, 2026