



WASHINGTON COUNTY SHERIFF'S OFFICE

Conserving the Peace Through Values Driven Service
Sheriff Pat Garrett

STATE OF OREGON)	Court Case# C152317CV
County of Washington)	Sheriff's Case# 1706543

NOTICE OF SHERIFF'S SALE (Real Property)

On November 21, 2017, at the hour of 10:00 AM at the Washington County Sheriff's Office, Civil Unit, Second Floor, Room A-2070, 215 SW Adams Avenue, in the City of Hillsboro, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Washington County Sheriff's Office, subject to redemption, all of the interest which the Defendants ESTATE OF TINA D'AMBROSIO and THERESA HOPE SUGGIT AKA REVEREND HOPE ("Defendants") had on June 1, 2010, the date of the foreclosed Deed of Trust which was recorded on June 7, 2010, as Instrument No. 2010- 042965 in the official records of the Washington County Recorder's Office, and/or all of the interest which Defendants had thereafter, in the following described real property:

Lot 148, OREGON TRAIL NO. 4, in the City of Sherwood, County of Washington and State of Oregon.

The property is commonly known as: 20760 SW TRAILBLAZER PLACE
SHERWOOD, OREGON

Said sale is made pursuant to a Writ of Execution in Foreclosure dated July 11, 2017, issued out of the Circuit Court of the State of Oregon for the County of Washington where U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST is plaintiff, and ESTATE OF TINA M. D'AMBROSIO, an estate; OREGON TRAIL HOMEOWNERS ASSOCIATION, a mutual benefit with members; THERESA HOPE SUGGIT AKA REVEREND HOPE, an heir; UNKNOWN HEIRS OF TINA M. D'AMBROSIO, heirs; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property is defendant.

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 in the auction to qualify as a bidder. Individuals without proof of sufficient funds, or that have not qualified before the start of the auction, will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to Washington County Sheriff will be accepted. Payment must be made in full immediately upon conclusion 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 in hand for any difference above the amount of the Writ and allowable costs.

Interested parties can obtain additional information about this sale including the dollar amount owing on the writ, creditor's written bid amount, the current date & time scheduled for the sale, and the final sale price by using the following link searching by either the Sheriff's Case Number or the Court Case Number:

<http://www.co.washington.or.us/sheriff/otherservices/status-of-civil-process.cfm>

PAT GARRETT, Sheriff
Washington County, Oregon

By _____

Deputy TODD EHLERT