



WASHINGTON COUNTY SHERIFF'S OFFICE

Conserving the Peace Through Values Driven Service
Sheriff Pat Garrett

STATE OF OREGON) Court Case# 16CV39919
County of Washington) Sheriff's Case# 1706572

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 defendant(s) had on October 23, 2007, the date of the Deed of Trust, and also all of the interest which the defendant(s) had thereafter, in the following described real property:

Lot 3, WITCH HAZEL PARK, in the City of Hillsboro, Washington County and State of Oregon.

TOGETHER WITH the following described parcel:

Beginning at the Northeast corner of Lot 2, WITCH HAZEL PARK, in the City of Hillsboro, Washington County, State of Oregon, and running thence South 18°27'58" West along the Easterly line of said Lot 2, 82.04 feet to an iron rod; thence North 9°45'15" East 82.45 feet to an iron rod on the North line of said Lot 2; thence South 74°02'51" East along the North line of said Lot 2, 12.50 feet to the point of beginning.

The property is commonly known as: 2774 SE 49th Ave
HILLSBORO, OREGON

Said sale is made pursuant to a Writ of Execution in Foreclosure dated August 14, 2017, issued out of the Circuit Court of the State of Oregon for the County of Washington where WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2 is plaintiff, and CRISTOBAL VILLA; UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN 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