



WASHINGTON COUNTY SHERIFF'S OFFICE

Conserving the Peace Through Values Driven Service
Sheriff Pat Garrett

STATE OF OREGON) Court Case# C145726CV
County of Washington) Sheriff's Case# 1706591

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 AMIR HOSSEIN POURSAFAR and ESSENZA CONDOMINIUMS OWNERS ("Defendants") had on September 8, 2006, the date of the foreclosed Deed of Trust which was recorded on September 12, 2006, as Instrument No. 2006-109155 in the official records of the Washington County Recorder's Office, and/or all of the interest which the Defendants had thereafter, in the following described real property:

The following unit of a condominium, more fully described in Declaration of Unit Ownership for said condominiums as set forth below, TOGETHER WITH an undivided percentage of ownership in the general common elements appertaining to said unit as described in said Declaration of Unit Ownership, ALSO TOGETHER WITH those limited common elements appertaining to said unit as described in said Declaration of Unit Ownership.

Condominium Name: ESSENZA CONDOMINIUMS
Unit No.: 212, TOGETHER WITH those certain rights as set forth in Parking Easement Agreement, recorded January 11, 2006, Recorder's Fee No. 2006-003701 for the access and use of Garage Unit No. 1
Located in Section: 20
Township: 1 North
Range: 1 West
Willamette Meridian, Washington County, State of Oregon
Declaration Recorded: January 11, 2006
Recorders Fee No.: 2006-003700

The property is commonly known as: 15325 NW CENTRAL, 212
PORTLAND, OREGON

Said sale is made pursuant to a Writ of Execution in Foreclosure dated June 30, 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 LSP9 MASTER PARTICIPATION TRUST is plaintiff, and AMIR HOSSEIN POURSAFAR; ESSENZA CONDOMINIUMS OWNERS ASSOCIATION; AND OCCUPANTS OF THE PREMISES is defendant.

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY



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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.

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