



WASHINGTON COUNTY SHERIFF'S OFFICE

Conserving the Peace Through Values Driven Service
Sheriff Pat Garrett

STATE OF OREGON) Court Case# 16CV31824
County of Washington) Sheriff's Case# 1706609

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 that the Defendant had on or about 3/15/2007, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

UNIT A, BUILDING NO. 10, ARBOR CROSSING CONDOMINIUMS AT QUATAMA SUPPLEMENTAL PLAT NO. 2: ANNEXATION OF STAGE 3, IN THE COUNTY OF WASHINGTON, STATE OF OREGON, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS AS SET FORTH IN DECLARATION RECORDED NOVEMBER 17, 2006, RECORDER'S FEE NO. 2006-136318 AND BY SUPPLEMENTAL DECLARATION SUBMITTING ARBOR CROSSING CONDOMINIUMS AT QUATAMA, STAGE 2 TO CONDOMINIUM OWNERSHIP RECORDED DECEMBER 15, 2006 AS RECORDER'S FEE NO. 2006-147983, AND BY SUPPLEMENTAL DECLARATION SUBMITTING ARBOR CROSSING CONDOMINIUMS AT QUATAMA, STAGE 3 TO CONDOMINIUM OWNERSHIP RECORDED MARCH 12, 2007 AS RECORDER'S FEE NO. 2007-027168.

The property is commonly known as: 648 NW Adwick Drive
BEAVERTON, OREGON

Said sale is made pursuant to a Writ of Execution in Foreclosure dated August 23, 2017, issued out of the Circuit Court of the State of Oregon for the County of Washington where DITECH FINANCIAL LLC is plaintiff, and ROBYN STUCK; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., MERS; COUNTRYWIDE MORTGAGE VENTURES, LLC DBA WEST HILLS MORTGAGE ; OCCUPANTS OF 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