



WASHINGTON COUNTY SHERIFF'S OFFICE

Conserving the Peace Through Values Driven Service
Sheriff Pat Garrett

STATE OF OREGON
County of Washington

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Court Case# C151777CV
Sheriff's Case# 1706621

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 THOMAS W. MANN II and KRYSTLE A. MANN ("Defendants") had on June 14, 2010, the date of the foreclosed Deed of Trust which was recorded on June 18, 2010, as Instrument No. 2010--046274 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:

PARCEL I:

A tract of land located in Southeast one-quarter of Section 7, Township I South, Range I West, of the Willamette Meridian, In the County of Washington and State of Oregon, more particularly described as follows:

Commencing at a round stamped brass cap in monument box identifying the Southwest corner of the John Elliott Donation Land Claim No. 41 and the Northeast corner of Lot 152 of the Plat of Johnson Estate Addition to Beaverton-Reedville Acreage, a duly recorded Plat filed in Washington County Plat Records, Book 3, Page 19; thence North 68° 46' 27" West along the said North line of Lot 152, a distance of 30695 feet to the Northeast corner of Lot 4 of the plat of Joy Acres, a duly recorded plat filed in Washington County Plat Records, Book 18, Page 16, marked by a 5/8 inch iron rod; thence South 00° 19' 32" East along the East line of said plat of Joy Acres, a distance of 63.00 feet to a 5/8 inch iron rod and the true point of beginning of this description; thence South 00° 19' 32" East, continuing along the said East line, a distance of 63.35 feet to a 5/8 inch iron rod; thence South 87° 14' 47" East, a distance of 102.79 feet to a 5/8 inch iron rod; thence North 07° 44' 00" East, a distance of 55.21 feet to a 5/8 inch iron rod; thence North 87° 14' 47" West, a distance of 65.00 feet to a 5/8 inch iron rod; thence North 77° 03' 42" West, a distance of 46.72 feet to the true point of beginning of this description.

PARCEL II:

A 1/5 interest in the following described property:

A tract of land located in the Southeast one-quarter of Section 7, Township 1 South, Range I West, of the Willamette Meridian, In the County of Washington and State of Oregon, more particularly described as follows:

Commencing at a found stamped brass cap in monument box identifying the Southwest corner of the John Elliott Donation Land Claim No. 41 and the Northeast corner of Lot 152 of the Plat of Johnson Estate Addition to Beaverton-Reedville Acreage, a duly recorded Plat filed in



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Washington County Plat Records, Book 3, Page 19; thence North 68° 46' 27" West along the said North line of Lot 152, a distance of 47.43 feet to a 5/8 inch iron rod and the true point of beginning of this description; thence North 68°46' 27" West continuing along the said North line, a distance of 150.00 feet to a 5/8 inch iron rod; thence South 21°13' 33" West, a distance of 25.00 feet to a 5/8 inch iron rod; thence South 68° 46' 27" East (parallel to and 2500 feet from when measured at right angles, the said North line of Lot 152), a distance of 20.00 feet to a 5/8 inch iron rod; thence South 07° 44' 00" West, a distance of 30.00 feet to a 5/8 inch iron rod; thence South 82° 16' 00" East, a distance of 20.00 feet to a 5/8 inch iron rod; thence North 07° 44' 00" East, a distance of 2520 feet to a 5/8 inch iron rod; thence South 68° 46' 27" East (parallel to and 25.00 feet from, when measured at right angles, the said North line of Lot 152, a distance of 117.74 feet to a 5/8 inch iron rod; thence North 02° 50' 00" East (parallel to and 45.00 feet from, when measured at right angles the centerline of SW 170th Avenue, County Road No. 2444), a distance of 26.35 feet and the true point of beginning of this description.

The property is commonly known as: 3365 SW 170TH AVE
BEAVERTON, OREGON

Said sale is made pursuant to a Writ of Execution in Foreclosure dated June 8, 2017, issued out of the Circuit Court of the State of Oregon for the County of Washington where LAKEVIEW LOAN SERVICING, LLC is plaintiff, and THOMAS W. MANN II, an individual; KRYSTLE A. MANN, an individual; 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.

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.



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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