



WASHINGTON COUNTY SHERIFF'S OFFICE

Conserving the Peace Through Values Driven Service
Sheriff Pat Garrett

STATE OF OREGON) Court Case# 16CV41532
County of Washington) Sheriff's Case# 1706659

NOTICE OF SHERIFF'S SALE (Real Property)

On November 28, 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 had on October 7, 2011, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the following described real property:

DESCRIBED IN THE DEED OF TRUST AS:

A PARCEL OF LAND SITUATED IN THE STATE OF OREGON, COUNTY OF WASHINGTON, WITH A STREET LOCATION ADDRESS OF 5757 SE PINE ST; HILLSBORO, OR 97123-7697 CURRENTLY OWNED BY C DAVID SHANKS AND SWAN B SHANKS HAVING A TAX IDENTIFICATION NUMBER OF R2017923 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED IN BOOK/PAGE OR DOCUMENT NUMBER 13281 DATED 2/16/2001 AND FURTHER DESCRIBED AS LEXINGTON ESTATES, LOT 45, ACRES .19.

AND MORE ACCURATELY DESCRIBED AS:

LOT 45, LEXINGTON ESTATES, IN THE CITY OF HILLSBORO, COUNTY OF WASHINGTON AND STATE OF OREGON.

The property is commonly known as: 5757 SE Pine Street
HILLSBORO, OREGON

Said sale is made pursuant to a Writ of Execution dated August 25, 2017, issued out of the Circuit Court of the State of Oregon for the County of Washington where MTGLQ INVESTORS, L.P. is plaintiff, and C.DAVID SHANKS; SWAN BERNICE SHANKS; LEXINGTON ESTATES HOMEOWNERS ASSOCIATION, INC.; STATE OF OREGON; PARTIES IN POSSESSION 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