



WASHINGTON COUNTY SHERIFF'S OFFICE

Conserving the Peace Through Values Driven Service
Sheriff Pat Garrett

STATE OF OREGON) Court Case# 14CV19296
County of Washington) Sheriff's Case# 1706825

NOTICE OF SHERIFF'S SALE (Real Property)

On December 5, 2017, at the hour of 10:00 AM at the Polk County Sheriff's Office, Civil Unit, 850 Main Street, Dallas, Oregon 97338, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Polk County Sheriff's Office, subject to redemption, the defendants' interest in the following described real property:

LOT 93, WEST MEADOWS ESTATES NO. 3, IN THE CITY OF SALEM, VOLUME 13, PAGE 19, POLK COUNTY, OREGON.

The property is commonly known as: 1495 WEST MEADOWS DRIVE NORTHWEST
SALEM, OREGON

Said sale is made pursuant to a Writ of Execution dated August 8, 2017, issued out of the Circuit Court of the State of Oregon for the County of Polk where WELLS FARGO BANK, N.A. is plaintiff, and DAVID H. NGUYEN; YEN H. HO; DUNG H. NGUYEN; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; GREEN TREE SERVICING LLC; WEST MEADOWS ESTATES HOMEOWNERS ASSOCIATION; DISCOVER BANK, ISSUER OF THE DISCOVER CARD; MIDLAND FUNDING, LLC; CAVALRY SPV I, LLC; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1495 WEST MEADOWS DRIVE NORTHWEST, SALEM, OR 97304 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 Polk 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



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NOTICE

To Whom It May Concern:

The Washington County Sheriff's Office has been contracted by the Polk County Sheriff's Office to process Polk County's judicial foreclosure sales.

If you have any questions about the sale in this mailing or posting, please call the Washington County Sheriff's Office at 503-846-2537 or email: WCSOSALES@co.washington.or.us

You can obtain additional information about the sale, including the amount owing on the writ, creditor's written bid amount, the current date/time scheduled for the auction, final sale price and the purchaser's name by using the following link and searching by either Sheriff's Case number or Court Case number:
<http://www.co.washington.or.us/sheriff/otherservices/status-of-civil-process.cfm>

Please note: all of the actual *public auctions* for the Polk County properties will be held *at* the Polk County Sheriff's Office located at: 850 Main Street, Dallas, OR 97338.

If you need legal advice, you should contact an attorney at once.

Thank you,

PAT GARRETT, SHERIFF
Washington County, Oregon

By: T. LEADER 26002
Deputy T. Leader
Civil Unit Manager
Washington County Sheriff's Office