



# WASHINGTON COUNTY SHERIFF'S OFFICE

Conserving the Peace Through Values Driven Service  
Sheriff Pat Garrett

STATE OF OREGON ) Court Case# 14CV11326  
County of Washington ) Sheriff's Case# 1706868

## 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:

REAL PROPERTY IN THE COUNTY OF POLK, STATE OF OREGON, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT WHICH IS 1128.9 FEET NORTH AND 97.0 FEET EAST FROM THE SOUTHEAST CORNER OF THE DONATION LAND CLAIM OF NATHANIEL FORD AND WIFE, LOT NO. 112, CLAIM NO. 44, IN TOWNSHIP 7 SOUTH RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON, AND RUNNING THENCE EAST A DISTANCE OF 50.0 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND CONVEYED BY NANCY JANE DEMPSEY TO THE TRUSTEES OF RICKREALL LODGE NO. 110, ANCIENT, FREE AND ACCEPTED MASONS OF RICKREALL, OREGON; THENCE NORTH TO THE SOUTH BOUNDARY LINE OF THE SALEM-DALLAS HIGHWAY; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTH BOUNDARY LINE OF SAID HIGHWAY TO A POINT DUE NORTH OF THE PLACE BEGINNING; THENCE SOUTH TO PLACE OF THE BEGINNING.

The property is commonly known as: 9680 RICKREALL ROAD  
RICKREALL, 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 GREEN TREE SERVICING, LLC is plaintiff, and THOMAS A. TEICHROW; OCEAN 18, LLC; CAPITAL ONE BANK (USA), N.A.; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 9680 RICKREALL ROAD, RICKREALL, OR 97371 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 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.**

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](mailto: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