



# 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# 16CV36142  
Sheriff's Case# 1706951

## NOTICE OF SHERIFF'S SALE (Real Property)

On December 7, 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, all of the interest that the Defendant had on or about 7/8/2008, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

BEGINNING AT A POINT 6.38 CHAINS EAST OF THE EXTREME SOUTHWEST CORNER OF THE DONATION LAND CLAIM OF J. W. BOYLE AND WIFE, NOTIFICATION NO. 1948, CLAIM NO. 55, IN TOWNSHIP 7 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON; SAID POINT BEING MARKED BY A KINGBOLT PLANTED IN THE COUNTY ROAD; RUNNING THENCE NORTH 33.16 CHAINS; THENCE EAST 12.06 CHAINS; THENCE SOUTH 33.16 CHAINS; THENCE WEST 12.06 CHAINS TO THE PLACE OF BEGINNING.

EXCEPTING AND RESERVING THEREFROM A STRIP OF LAND 15 FEET IN WIDTH OFF THE EAST SIDE OF THE ABOVE DESCRIBED PREMISES FOR A ROADWAY.

ALSO, BEGINNING AT A POINT 6.38 CHAINS EAST AND 33.16 CHAINS NORTH OF THE EXTREME SOUTHWEST CORNER OF THE DONATION LAND CLAIM OF J.W. BOYLE AND WIFE, NOTIFICATION NO. 1948, CLAIM NO. 55 IN TOWNSHIP 7 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON AND RUNNING THENCE NORTH 10 FEET; THENCE EAST 12.05 CHAINS TO A POINT THAT IS 10 FEET NORTH OF THE IRON PIPE AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO OTTO BYERLEY BY DEED RECORDED IN BOOK 49, PAGE 585, DEED RECORDS FOR POLK COUNTY, OREGON; THENCE SOUTH 10 FEET TO SAID NORTHEAST CORNER; THENCE WEST ALONG THE NORTH LINE OF SAID BYERLY TRACT 12.05 CHAINS TO THE PLACE OF BEGINNING, WHICH POINT IS THE NORTHWEST CORNER OF THE BYERLEY TRACT.

SAVE AND EXCEPT A STRIP OF LAND 15 FEET WIDE AND 2198.56 FEET LONG AND RUNNING THENCE NORTH AND SOUTH OF THE EASTERN MOST EDGE OF THE PROPERTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 6.38 CHAINS EAST OF THE EXTREME SOUTHWEST CORNER OF THE DONATION LAND CLAIM OF J. W. BOYLE AND WIFE, NOTIFICATION NO. 1948, CLAIM NO. 55 IN TOWNSHIP 7 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN IN POLK COUNTY, OREGON, SAID POINT BEING MARKED BY A KINGBOLT PLANTED IN THE COUNTY ROAD, RUNNING THENCE NORTH 2198.56 FEET; THENCE EAST 12.06 CHAINS; THENCE SOUTH 2198.56 FEET; THENCE WEST 12.06 CHAINS TO THE PLACE OF BEGINNING.

ALSO SAVE AND EXCEPT THAT PORTION LYING WITHIN THE BOUNDARIES OF PUBLIC



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ROADS AND HIGHWAYS.

The property is commonly known as: 2690 E Ellendale Ave,  
DALLAS, OREGON

Said sale is made pursuant to a Writ of Execution in Foreclosure dated August 25, 2017, issued out of the Circuit Court of the State of Oregon for the County of Polk where U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST is plaintiff, and ERNEST D. OSBORNE; THE UNKNOWN HEIRS AND DEVISEES OF DELLA C. CUNNINGHAM; KENNY CUNNINGHAM; SHERL CUNNINGHAM; WELLS FARGO BANK, N.A.; 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.

**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