



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# 16CV24318
Sheriff's Case# 1706982

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 which the defendants had on December 17, 2007, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the following described real property:

BEGINNING AT AN IRON ROD WHICH IS 1531.20 FEET EAST AND 1436.09 FEET SOUTH FROM THE NORTHWEST CORNER OF THE C. O. HOSFORD DONATION LAND CLAIM NO. 65, SECTION 8, TOWNSHIP 7 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, POLK COUNTY, OREGON; SAID POINT OF BEGINNING BEING ON THE WEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO BURTON O. AHLSTROM AND NADINE W. AHLSTROM BY INSTRUMENT RECORDED IN VOLUME 10, PAGE 209, MISCELLANEOUS RECORDS, POLK COUNTY, OREGON; RUNNING THENCE EAST 155.00 FEET TO AN IRON ROD; THENCE SOUTH 601.88 FEET TO AN IRON ROD IN THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 738, THENCE NORTH 62° 47' 28" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 174.26 FEET TO AN IRON PIPE AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO BURTON O. AHLSTROM AND NADINE W. AHLSTROM BY DEED RECORDED IN VOLUME 208, PAGE 371, POLK COUNTY DEED RECORDS; THENCE NORTH ALONG THE WEST LINE OF SAID AHLSTROM TRACT AND EXTENDED 522.25 FEET TO THE POINT OF BEGINNING.

SAVE AND EXCEPT THEREFROM THE NORTHERLY 281.05 FEET AS DESCRIBED IN BOOK OF RECORDS 50, PAGE 957, BOOK OF RECORDS, POLK COUNTY, OREGON.

The property is commonly known as: 2703 Brush College Road NW,
SALEM, OREGON

Said sale is made pursuant to a Writ of Execution dated September 20, 2017, issued out of the Circuit Court of the State of Oregon for the County of Polk where NATIONSTAR MORTGAGE LLC is plaintiff, and PHILIP DAVIDSON; PARTIES IN POSSESSION is defendant.

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY



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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

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