



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# 16CV16884
Sheriff's Case# 1707005

NOTICE OF SHERIFF'S SALE (Real Property)

On November 30, 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 that the Defendants Patrick C. Kirlin and Jennifer Kirlin had on the 8th day of September 2008, the date of the Mortgage, and also all of the interest that Defendants had thereafter, in the following described real property:

LOT 9, BEAUMEAD, IN THE CITY OF HILLSBORO, COUNTY OF WASHINGTON AND STATE OF OREGON.

Tax Parcel Number: R723854

The property is commonly known as: 183 NE 40th Avenue,
HILLSBORO, OREGON

Said sale is made pursuant to a Writ of Execution dated July 18, 2017, issued out of the Circuit Court of the State of Oregon for the County of Washington where WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR BRONZE CREEK TITLE TRUST 2014-NPL1 is plaintiff, and PATRICK C. KIRLIN AKA PATRICK CI KIRLIN AKA PATRICK KIRLIN AKA PAT KIRLIN, an individual; JENNIFER KIRLIN AKA JENNIFER M. KIRLIN AKA JENNIFER MARY KIRLIN, an individual; EQUABLE ASCENT FINANCIAL LLC, a limited liability company; STATE OF OREGON, a government entity; MIDLAND FUNDING LLC, a limited liability company; ATLAS FINANCIAL SERVICES, a corporation; DISCOVER BANK, a corporation; UNITED STATES OF AMERICA, a government entity; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to 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.



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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