



WASHINGTON COUNTY SHERIFF'S OFFICE

Conserving the Peace Through Values Driven Service
Sheriff Pat Garrett

STATE OF OREGON
County of Washington

)
)
)

Court Case# C155163CV
Sheriff's Case# 1707026

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 Defendant had on or about 4/17/2008, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

That portion of Lot 4, Tract 2, BOULEVARD HEIGHTS, County of Washington and State of Oregon, described as follows:

Beginning at a point on the West line of said lot 4, distant thereon South 0°18'30" West 80 feet from the Northwest corner of said lot, said point being the Northwest corner of that certain parcel described in Deed Book 605, Page 625, Records of Washington County; thence along said West line South 0°18'30" West 70 feet; thence South 89°10'00" East 114.26 feet to the West line of a tract conveyed to Vernon Seaborg and wife in Deed recorded October 22, 1958 in Book 410, Page 573, Records of Washington County; thence along the West line of said Seaborg tract North 0°18'30" East 49.50 feet to the Northwest corner of said Seaborg tract; thence South 89°10'00" East along the North line of said Seaborg tract 75.00 feet to the East line of said Lot 4; thence North along said East line 20.5 feet to the Northeast corner of said parcel in Book 605, Page 625; thence North 89°10'00" West along the North line of said tract, 189.26 feet to the point of beginning.

And excepting therefrom:

A portion of that tract of land conveyed to Gloria Pierce In deed recorded as Document No. 94095145, Washington County Deed Records, lying in the Northeast quarter of Section 25, Township 1 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, being more particularly described as follows:

- Beginning at a 5/8" Iron rod at the Northeast corner of said Pierce tract;
- Thence South 00°06'06" East 20.49 feet to a 1/2" iron pipe at the Southeast corner of said Pierce tract;
- Thence North 89°21'56" West along the South line of said Pierce tract 75.00 feet to a 1/2" Iron pipe;
- Thence North 00°05'28" West 20.75 feet to the North line of said Pierce tract;
- Thence South 89°10'00" East 75.00 feet to the point of beginning.

The property is commonly known as: 8930 SW 69th Avenue
PORTLAND, OREGON

Said sale is made pursuant to a Writ of Execution in Foreclosure dated August 25, 2017, issued out of the



WASHINGTON COUNTY SHERIFF'S OFFICE

Conserving the Peace Through Values Driven Service
Sheriff Pat Garrett

Circuit Court of the State of Oregon for the County of Washington where NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF GLORIA L. PIERCE; UNITED STATES OF AMERICA; STATE OF OREGON; SUSAN FLOETER; 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 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