



WASHINGTON COUNTY SHERIFF'S OFFICE

Conserving the Peace Through Values Driven Service
Sheriff Pat Garrett

STATE OF OREGON) Court Case# C134686CV
County of Washington) Sheriff's Case# 1707035

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 which the defendants had on November 19, 2008, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the following described real property:

LOT 25, LEXINGTON VILLAGE, IN THE CITY OF HILLSBORO, COUNTY OF WASHINGTON AND STATE OF OREGON. TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY: A PORTION OF THE JOSEPH WOOD DONATION LAND CLAIM NO. 48 LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF HILLSBORO, COUNTY OF WASHINGTON AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 25, LEXINGTON VILLAGE A PLAT OF RECORD; THENCE ALONG THE WEST LINE OF SAID LOT, SOUTH 1 DEGREES 11' 07" EAST, 169.02 FEET; THENCE NORTH 79 DEGREES 52' 26" WEST, 3.06 FEET; THENCE PARALLEL WITH AND 3.00 FEET DISTANT FROM SAID WEST LINE, NORTH 1 DEGREES 11' 07" WEST, 168.42 FEET TO THE SOUTH LINE OF REEDVILLE HOMES, ALSO A PLAT OF RECORD; THENCE ALONG SAID LINE, NORTH 88 DEGREES 48' 93" EAST 3.00 FEET TO THE POINT OF BEGINNING.

The property is commonly known as: 7345 SE Villa Street
HILLSBORO, OREGON

Said sale is made pursuant to a Writ of Execution dated September 21, 2017, issued out of the Circuit Court of the State of Oregon for the County of Washington where JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS is plaintiff, and RICHARD P. HORNER AKA RICHARD POTTER HORNER; LEXINGTON VILLAGE HOMEOWNER'S ASSOCIATION; AND OCCUPANTS OF THE PREMISES 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 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