



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# 16CV37272
Sheriff's Case# 1707049

NOTICE OF SHERIFF'S SALE (Real Property)

On December 12, 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 6/2/2007, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

BEGINNING AT AN IRON PIPE ON THE WEST LINE OF THE COUNTY ROAD AT A POINT 1324.16 FEET SOUTH 89°53-1/2' WEST AND 4.76 FEET NORTH 00°17' WEST FROM THE RE-ENTRANT CORNER ON THE SOUTH LINE OF THE THOMAS J. LOVELADY DONATION LAND CLAIM NO. 63 IN TOWNSHIP 7 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF DALLAS, POLK COUNTY, STATE OF OREGON; AND RUNNING THENCE ALONG THE ARC OF A 49.31 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 40° WEST 63.76 FEET) TO AN IRON PIPE ON THE NORTH LINE OF THE ORR'S CORNER COUNTY ROAD; THENCE ALONG THE ARC OF A 985.0 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 76°30-1/2' WEST 129.76 FEET TO AN IRON PIPE); THENCE NORTH 00°17' WEST 239.43 FEET TO A POINT IN THE CENTER OF LACREOLE CREEK FROM WHICH AN IRON PIPE BEARS SOUTH 00°17' EAST 97.14 FEET; THENCE NORTH 80°30' EAST 42.28 FEET DOWN SAID CREEK; THENCE SOUTH 84°30' EAST 126.42 FEET DOWN SAID CREEK TO A POINT ON THE WEST LINE OF THE COUNTY ROAD FROM WHICH AN IRON PIPE BEARS SOUTH 00°17' EAST 59.95 FEET; THENCE SOUTH 00°17' EAST 155.18 FEET TO THE PLACE OF BEGINNING.

The property is commonly known as: 1988 SE Miller Avenue,
DALLAS, OREGON

Said sale is made pursuant to a Writ of Execution in Foreclosure dated September 14, 2017, issued out of the Circuit Court of the State of Oregon for the County of Polk where FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA is plaintiff, and KARI B. MACHLAN AKA KARI BETH OWENS AKA KARI BETH MACHLAN; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION; OCCUPANTS OF THE PROPERTY 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