



WASHINGTON COUNTY SHERIFF'S OFFICE

Conserving the Peace Through Values Driven Service
Sheriff Pat Garrett

STATE OF OREGON) Court Case# 16CV31414
County of Washington) Sheriff's Case# 1707357

NOTICE OF SHERIFF'S SALE (Real Property)

On December 14, 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 August 7, 2006, 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 the Northwest corner of Block 1, SOUTH TOWN OF TUALATIN, in the City of Tualatin, County Washington and State of Oregon running thence South 0°17' West 60 feet along the Westerly block line to an iron pipe at the Southwest corner of that certain tract described in Deed to Lloyd VanOsdol et ux, recorded March 4, 1955 in Book 366, Page 394, Washington County Deed Records, which is the true point of beginning of the tract herein conveyed; thence South 89°48' East along the South line of said VanOsdol Tract, 36.2 feet to a point; thence South 74°04' East along the South line of said VanOsdol Tract, 13.7 feet to a point; thence South 89°43' East along the South line of said VanOsdol Tract, 101.4 feet to a point, said point being 59 feet distant from when measured at right angles to the West line of the Oregon Electric Railroad Company right of way; thence South along the line parallel with the Westerly boundary of said tract 40 feet to the Northeast corner of that tract conveyed to Fred W. Wesch by Deed recorded July 31, 1943 in Book 257, Page 123, Washington County Deed Records; thence West and parallel to the South Line of said block, 50 feet to the Northwest corner of said Fred W. Wesch Tract, and a point on the East line of the A.W. Mack Tract, described in Book 158, Page 366, recorded December 12, 1935 in Washington County Deed Records; thence North and parallel to the West line of said block, 5 feet to the Northeast corner of said A.W. Mack Tract; thence along the North line of said A.W. Mack Tract West and parallel to the South line of said block, 100 feet to a point on the West line of said block; thence North along said West line of said block, 35 feet to the true point of beginning.

The property is commonly known as: 18400 SW 86th Avenue
TUALATIN, OREGON

Said sale is made pursuant to a Writ of Execution dated October 11, 2017, issued out of the Circuit Court of the State of Oregon for the County of Washington where THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-21 is plaintiff, and GUY R. WHERITY; EVERGREEN MONEYSOURCE MORTGAGE COMPANY; WE COLLECT, INC. D/B/A ATLAS FINANCIAL SERVICES; 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 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