



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# 16CV21472
Sheriff's Case# 1707531

NOTICE OF SHERIFF'S SALE (Real Property)

On December 21, 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 defendant Alexander S. Marcs aka Roland Yazhari ("Marcs") or his predecessors interest had on December 7, 2012, the date the condominium owners' association lien was recorded, and also all of the interest which the defendant Marcs had thereafter, in the following described real property:

Unit 173 in Building T described in the certain Declaration of Unit Ownership for WESTLAKE VILLAGE CONDOMINIUM, and an undivided .5331551823 percent interest in all appurtenant general common elements, an exclusive irrevocable license, easement and right of use and occupancy with respect to the patio number 173, deck number 0, parking space number 173, garage number 0 and fireplace number 0, and a nonexclusive easement to the use [of] the unlimited general common elements, which Declaration was recorded on the 18th day of June 1978, Fee No. 79023522, Film Records of Washington County, Oregon, which unit is intended for residential use. The plat of WESTLAKE VILLAGE CONDOMINIUMS is recorded in Book 1, Pages 50, 51 and 53, Washington County Records.

The property is commonly known as: 12638 NW Barnes Road #10
PORTLAND, OREGON

Said sale is made pursuant to a Writ of Execution in Foreclosure of Residential Real Property dated October 24, 2017, issued out of the Circuit Court of the State of Oregon for the County of Washington where WESTLAKE VILLAGE CONDOMINIUM OWNERS' ASSOCIATION, an Oregon non-profit corporation is plaintiff, and ALEXANDER S. MARCS aka ROLAND YAZHARI, an individual; FARAMARZ YAZHARI, an individual; DISCOVER BANK, a foreign corporation; CITIBANK (SOUTH DAKOTA), NA; a foreign corporation; AMERICAN EXPRESS BANK FSB, a foreign corporation; CAPITAL ONE BANK (USA) NA, a foreign corporation; STATE OF OREGON, a government agency; DEPARTMENT OF JUSTICE, OREGON DISTRICT, a government entity; OREGON DEPARTMENT OF HUMAN SERVICES, a government agency; and PARTIES IN POSSESSION OR CLAIMING A RIGHT TO 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