



WASHINGTON COUNTY SHERIFF'S OFFICE

Conserving the Peace Through Values Driven Service
Sheriff Pat Garrett

STATE OF OREGON)
County of Washington) Court Case# 17CV17917
Sheriff's Case# 1708282

NOTICE OF SHERIFF'S SALE (Real Property)

On January 25, 2018, 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 November 9, 2006, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

A portion of Tract 14, AMENDED PLAT OF FAIRVIEW ADDITION TO HILLSBORO, OREGON, in the City of Hillsboro, County of Washington, State of Oregon, and more particularly described as follows:

Beginning at the Northwest corner of said Tract 14, a point in the center of the County Road and from which point an iron pipe bears South 0° 02' West 30.1 feet; thence from the described point of beginning South 0° 02' West along the West line of said Tract 14, a distance of 225.4 feet to an iron; thence South 89° 14' East 244.0 feet to an iron; thence North 1°43' East 221.2 feet to a point on the North line of said Tract 14, being a point in the center of the County Road and from which and iron bears South 1° 43' West 30.1 feet; thence North 85° 21' West along the North line of said tract a distance of 250.8 feet to the point of beginning;
EXCEPTING THEREFROM that tract conveyed to Neil A. Erland and wife by Deed recorded September 10, 1964 in Book 522 page 86;
ALSO EXCEPTING THEREFROM the following described tract:

Beginning at a point in the center of East Main Street, in the City of Hillsboro, County of Washington and State of Oregon, at the Northeast corner of premises described in Book 467 page 484; thence North 85° 21' West along the center of said street, 154.38 feet; thence South 0° 23' West 120.1 feet to an iron rod; thence South 85° 21' East 151.58 feet to an iron rod; thence North 01° 43' East 119.7 feet to the point of beginning.

The property is commonly known as: 2190 E Main Street
HILLSBORO, OREGON

Said sale is made pursuant to a Writ of Execution in Foreclosure dated October 20, 2017, issued out of the Circuit Court of the State of Oregon for the County of Washington where HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE REGISTERED HOLDERS OF NOMURA HOME EQUITY HOME LOAN, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-2 is plaintiff, and GUILLERMO RAMIREZ SANTANA; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; OWNIT MORTGAGE SOLUTIONS, INC.; AUTOVEST, LLC; 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 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