



SHERIFF

WASHINGTON COUNTY

STATE OF OREGON
County of Washington

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Court Case# C150763CV
Sheriff's Case# 1800047

NOTICE OF SHERIFF'S SALE (Real Property)

On February 20, 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 December 21, 2006, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

Parcel I:

A portion of Lots 21 and 22, HANDY ACRES, situated in the Northwest one-quarter of Section 4, Township 2, South, Range 1 West of the Willamette Meridian, in the City of Tigard, County of Washington and State of Oregon, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 22; thence along the West line of said Lot 22, South 02°16'42" West, a distance of 373.42 feet; thence South 88°43'51" East, a distance of 122.50 feet; thence North 02°15'50" East, a distance of 331.68 feet to a point on the Southerly right-of-way line of SW Fern Street (50 feet wide); thence along said South right-of-way line, South 65°55'59" East, a distance of 50.93 feet to the Northeast corner of said Lot 22; thence along the East line of said Lot 22, South 02°15'50" West a distance of 478.38 feet; thence North 88°43'51" West a distance of 169.84 feet to a point on the West line of said Lot 22; thence along said west line North 02°16'42" East a distance of 5.01 feet; thence North 88°43'51" West, a distance of 50.26 feet to the Southeast corner of that tract of land as described in Book 874, Page 690, Washington County Deed Records; thence along the East line of said deed, North 02°16'07" East a distance of 539.56 feet to the Southerly right-of-way line of SW Fern Street (50 feet wide) and a point of non-tangent curve concave Southerly having a radius of 333.12 feet; thence along said curve through a central angle of 8°41'34" (chord bears South 83°22'56" East, a distance of 50.49 feet) an arc distance of 50.54 feet to the point of beginning.

Except that portion conveyed to Rene G. Gonzalez and Julie A. Gonzalez by Deed recorded in Washington County Deed Records as Fee No. 2010-003383 and more particularly described as follows:

A portion of Lot 22, HANDY ACRES, situated in the Northwest one-quarter of Section 4, Township 2, South, Range 1 West of the Willamette Meridian, in the City of Tigard, County of Washington and State of Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Lot 10, HILLSHIRE CREST, in the City of Tigard, County of Washington and State of Oregon; thence along the Northerly line of said Lot 10 North 88°43'51" West 76.00 feet; thence leaving said Northerly line North 17°11'30" East 72.93 feet; thence South 88°43'51" East 57.21 feet to the Easterly line of said tract of land described in document number 2007-000252 Deed Records of Washington County; thence along said Easterly line South 02°15'50" West 70.14 feet to the point of beginning.



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Parcel II:

A portion of Lot 22, HANDY ACRES, situated in the Northwest one-quarter of Section 4, Township 2, South, Range 1 West of the Willamette Meridian, in the City of Tigard, County of Washington and State of Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Lot 10, HILLSHIRE CREST, in the City of Tigard, County of Washington and State of Oregon; thence along the Northerly line of said Lot 10 North 88°43'51" West 76.00 feet; thence leaving said Northerly line North 17°11'30" East 72.93 feet; thence South 88°43'51" East 57.21 feet to the Easterly line of said tract of land described in document number 2007-000252 Deed Records of Washington County; thence along said Easterly line South 02°15'50" West 70.14 feet to the point of beginning.

The property is commonly known as: 14040 SW Fern St
TIGARD, OREGON

Said sale is made pursuant to a Writ of Execution in Foreclosure dated December 4, 2017, issued out of the Circuit Court of the State of Oregon for the County of Washington where WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-4, ASSET-BACKED CERTIFICATES, SERIES 2007-4 is plaintiff, and ANTHONY J. RUNYON; SERENA J. RUNYON; UNITED STATES OF AMERICA; DAMON PETTICORD; STATE OF OREGON; RENE G. GONZALEZ; JULIE A. GONZALEZ; OCCUPANTS OF THE PROPERTY is defendant.

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

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>



SHERIFF

WASHINGTON COUNTY

PAT GARRETT, Sheriff
Washington County, Oregon

By

A blue ink handwritten signature is written over a solid black horizontal line.

Deputy TODD EHLERT