



# SHERIFF

WASHINGTON COUNTY

STATE OF OREGON  
County of Washington

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Court Case# 16CV31065  
Sheriff's Case# 1800282

## 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 borrower Spencer Lee Sorenson, Crystal Ann Sorenson had on the 10th day of October 2005, the date of the Mortgage, and also all of the interest that borrower had thereafter, in the following described real property:

Beginning at the Northwest corner of the Southwest one-quarter of the Northwest one-quarter of Section 29, Township 3 North, Range 4 West, of the Willamette Meridian, in the County of Washington and State of Oregon; thence East along the North line of said Southwest one-quarter of the Northwest one-quarter, 500 feet; thence South parallel to the West line of the section, 174.2 feet; thence West 500 feet to the West line of the section; thence North 174.2 feet to the place of beginning.

TOGETHER WITH the right to use in common with others for road purposes, the following described property:

Beginning at a point where County Road No. 32 (Scofield Road) intersects the West line of Section 29, Township 3 North, Range 4 West of the Willamette Meridian, Washington County, Oregon, and running thence South along said section line to a point 50 feet South of the quarter corner on the West line of Section 29; thence East 30 feet; thence North to a point in the center of the county road, a distance of 30 feet East of the point of beginning; thence Westerly 30 feet to the point of beginning.

The property is commonly known as: 52520 NW Scofield Road  
BUXTON, OREGON

Said sale is made pursuant to a Writ of Execution dated November 21, 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 CWALT, INC., ALTERNATIVE LOAN TRUST 2005-70CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-70CB is plaintiff, and SPENCER LEE SORENSON, an individual; CRYSTAL ANN SORENSON, an individual; JPMORGAN CHASE BANK, N.A., a national banking association; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to 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

A blue ink signature of Todd Ehlert, written over a horizontal line.

Deputy TODD EHLERT