



SHERIFF

WASHINGTON COUNTY

STATE OF OREGON
County of Washington

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Court Case# C160197CV
Sheriff's Case# 1800731

NOTICE OF SHERIFF'S SALE (Real Property)

On March 8, 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, the defendants' interest, in the following described real property:

LOT 3, BLOCK 6, EXCEPT THE NORTHERLY 2 FEET THEREOF, MCKAY PARK NO. 2, IN THE CITY OF BEAVERTON, COUNTY OF WASHINGTON AND STATE OF OREGON. ALSO THE FOLLOWING DESCRIBED PORTION OF LOT 2, BLOCK 6, MCKAY PARK NO. 2, IN THE CITY OF BEAVERTON, COUNTY OF WASHINGTON AND STATE OF OREGON, TO WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; AND RUNNING THENCE SOUTHWESTERLY ALONG THE WEST LINE THEREOF 4 FEET TO A POINT; THENCE RUNNING SOUTHEASTERLY TO THE NORTHEAST CORNER THEREOF; THENCE NORTHWESTERLY ALONG THE NORTH LINE THEREOF 116.12 FEET TO THE POINT OF BEGINNING

The property is commonly known as: 7420 SOUTHWEST 101ST AVENUE
BEAVERTON, OREGON

Said sale is made pursuant to a Writ of Execution dated January 16, 2018, issued out of the Circuit Court of the State of Oregon for the County of Washington where U.S. BANK TRUST, N.A. AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, ITS SUCCESSORS INTEREST AND/OR ASSIGNS is plaintiff, and TIMOTHY M. SCHROEDER AKA TIMOTHY MICHAEL SCHROEDER; ERICA D. SCHROEDER AKA ERICA DAGMAR NOREN SCHROEDER; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, SOLELY AS NOMINEE FOR NATIONWIDE LENDING CORPORATION; MCKAY PARK NO. 2; AND OCCUPANTS OF THE PREMISES 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.



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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