



SHERIFF

WASHINGTON COUNTY

STATE OF OREGON
County of Washington

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Court Case# 16CV24326
Sheriff's Case# 1800812

NOTICE OF SHERIFF'S SALE (Real Property)

On March 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 which the Defendants DEBORAH L. RAGSDALE AKA DEBORAH LYNN RAGSDALE, MICHAEL R. RAGSDALE, AND CAROL JENICE RAGSDALE AKA CAROL AGUILAR ("Defendants") had on August 18, 2009, the date of the foreclosed Deed of Trust which was recorded on August 28, 2009, as Instrument No. 2009-078820 in the official records of the Washington County Recorder's Office, and/or all of the interest which Defendants had thereafter, in the following described real property:

A portion of Lot 9, POWER'S SUBDIVISION, in the City of Hillsboro, Washington County, Oregon, which portion is more particularly described as follow:

Beginning at a point on the West line of the East 52.6 feet of said Lot 9 from which point the Southeast corner of said Lot 9 bears South 0° 10' East 318.0 feet and South 84° 37' East 52.8 feet; thence from the above described point of beginning North 80° 37' West 180.7 feet to a point on the East line of a 60.0 foot wide dedicated roadway; thence continuing North 80° 37' West 30.4 feet to the West line of said Lot 9 and the center of said roadway; thence South 0° 13' East along the West line of said Lot 9 and in the center of said roadway; thence South 0° 13' East along the West line of said Lot 9 and in the center of said roadway a distance of 75.9 feet; thence South 73° 10' East 31.4 feet to a point in the East line of said roadway; thence continuing South 73° 10' East 102.6 feet to the Northwest corner of that tract of land conveyed to Earl J. and Estelin I. Bailey by Deed recorded in Deed Book 264, Page 453; thence North 89° 50' East along the North line of said Bailey tract 80.0 feet to the Northeast corner thereof; thence North 0° 10' West on the West line of said East 52.6 feet of said Lot 9, a distance of 80.00 feet to the place of beginning.

The property is commonly known as: 146 NE 24TH AVE,
HILLSBORO, OREGON

Said sale is made pursuant to a Writ of Execution in Foreclosure dated September 26, 2017, issued out of the Circuit Court of the State of Oregon for the County of Washington where PENNYMAC LOAN SERVICES, LLC is plaintiff, and DEBORAH L. RAGSDALE AKA DEBORAH LYNN RAGSDALE, an individual; MICHAEL R. RAGSDALE, an individual; CAROL JENICE RAGSDALE AKA CAROL AGUILAR, an individual; 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