



SHERIFF

WASHINGTON COUNTY

STATE OF OREGON
County of Washington

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Court Case# C154499CV
Sheriff's Case# 1801486

NOTICE OF SHERIFF'S SALE (Real Property)

On April 10, 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 had on August 21, 2000, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the following described real property:

A TRACT OF LAND IN THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF N.W. LEAHY ROAD, SOUTH 89° 05' EAST 551.0 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON; THENCE NORTH 0° 52' WEST 20 FEET TO AN IRON ROD ON THE NORTH LINE OF SAID ROAD; THENCE CONTINUING NORTH 0° 52' WEST 308.44 FEET TO AN IRON ROD; THENCE NORTH 67° 21' EAST 121.23 FEET TO AN IRON ROD ON THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 35; THENCE SOUTH 0° 36' EAST 376.9 FEET TO THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 35, FROM WHICH CORNER AN IRON PIPE BEARS NORTH 0° 36' WEST 20 FEET; THENCE NORTH 89° 05' WEST 110.9 FEET TO THE POINT OF BEGINNING.

The property is commonly known as: 9755 NW Leahy Rd,
PORTLAND, OREGON

Said sale is made pursuant to a Writ of Execution dated January 24, 2018, issued out of the Circuit Court of the State of Oregon for the County of Washington where PENNYMAC CORP. is plaintiff, and JESSE STAUBER AKA JESSE D STAUBER; JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WASHINGTON MUTUAL BANK, FA; CITIBANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CITIBANK (SOUTH DAKOTA), N.A.; DISCOVER BANK; DYNAMIC STRATEGIES, INC.; CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION FKA CAPITAL ONE BANK; AMERICAN EXPRESS CENTURION BANK; AND OCCUPANTS OF THE PREMISES 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