



# SHERIFF

WASHINGTON COUNTY

STATE OF OREGON )  
County of Washington )

Court Case# 17CV20023  
Sheriff's Case# 1803412

## NOTICE OF SHERIFF'S SALE (Real Property)

On June 26, 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 May 30, 2007, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

LOT 163, HILLSHIRE ESTATES NO. 3, IN THE CITY OF TIGARD, WASHINGTON COUNTY, OREGON

The property is commonly known as: 13557 SW Essex Dr  
TIGARD, OREGON

Said sale is made pursuant to a Writ of Execution in Foreclosure dated April 25, 2018, issued out of the Circuit Court of the State of Oregon for the County of Washington where FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC is plaintiff, and JOSE ELMER R. ZARAGOZA; ESPHER THERESA S. ZARAGOZA AKA ESPHER T. ZARAGOZA AKA ESPHER S. ZARAGOZA AKA ESTER ZARAGOZA AKA ESAPHER THERESA S. ZARAGOZA; UNIFUND CCR, LLC; PORTFOLIO RECOVERY ASSOCIATES; MIDLAND FUNDING LLC; 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.**



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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 handwritten signature that starts with a large loop, followed by a series of smaller loops and a long horizontal stroke at the end.

Deputy TODD EHLERT