



SHERIFF

WASHINGTON COUNTY

STATE OF OREGON
County of Washington

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Court Case# C154779CV
Sheriff's Case# 1804134

NOTICE OF SHERIFF'S SALE (Real Property)

On July 24, 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 10, 2010, the date of the foreclosed Deed of Trust which was recorded on August 12, 2010, as Instrument No. 2010-062037 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:

Real property in the County of Washington, State of Oregon, described as follows:

A portion of that certain tract of land in the Northwest quarter of Section 26, Township 2 North, Range 4 West of the Willamette Meridian, in the County of Washington and State of Oregon, as described in Contract of Sale to Thomas N. Tibbs, et ux., recorded in Book 839, page 536, Washington County, Oregon, Deed Records, said portion being more particularly described as follows:

Beginning at the Southeast corner of that certain tract of land described in Contract of Sale to Jay D. Wilson recorded in Book 895, Page 36, said Deed Records, a point on the Easterly line of said Tibbs Tract; and running thence along the Easterly line thereof, South 586.64 feet to an iron rod at the Northeast corner of Parcel II as described in said Tibbs Tract; thence along the Northerly line thereof, West 25.00 feet to the center of a 50- foot wide roadway; thence along the center thereof, North 11°21'30" West 64.01 feet, North 56°54' 30" West 67.67 feet, North 87° 18' West 155.10 feet, North 28° 44' West 152.30 feet, North 70° 36' West 306.91 feet, North 22° 39' West 80.58 feet, and North 39° 24' East 214.57 feet, to a point on the Southerly line of said Wilson Tract; thence along the Southerly line thereof, North 89° 33' East 506.78 feet to the point of beginning.

TOGETHER WITH a 50 foot wide easement for access, roadway and utilities purposes, to be used in common with others, lying between the Southerly line of said Wilson Tract and County Road No. 1231, being more particularly described in said Contract of Sale to Jay D. Wilson recorded in Book 895, Page 36, said Deed Records.

TOGETHER WITH an easement for access, roadway and utilities purposes, to be used in common with others over and upon the following tract: Beginning at an iron rod at the Northeast corner of Parcel II, as described in that certain Contract of Sale to Thomas N. Tibbs, et ux., recorded in Book 839, Page 536, Deed Records of Washington County, Oregon, a point on the East line of the Northwest quarter of the Northwest quarter of Section 26, Township 2 North, Range 4 West of the Willamette Meridian, in the County of Washington and State of Oregon; and running thence along the East line thereof North 100.00 feet; thence West 53.42 feet to a point on the Easterly right of way line of a 50 foot wide roadway; thence along the Easterly right of way line thereof South 56° 54' 30" East 45.77 feet South 11° 21' 30" East 76.61 feet to the place of beginning.



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The property is commonly known as: 15730 NW Clay Horse Drive,
BANKS, OREGON

Said sale is made pursuant to a Writ of Execution in Foreclosure dated April 11, 2018, issued out of the Circuit Court of the State of Oregon for the County of Washington where U.S. BANK NATIONAL ASSOCIATION is plaintiff, and DONALD D. GIANNETTI; BA/CH POLYMERS, LLC; AND PERSONS, OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN 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.

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