



# SHERIFF

WASHINGTON COUNTY

STATE OF OREGON  
County of Washington

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Court Case# 17CV40450  
Sheriff's Case# 1901332

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

On April 11, 2019, 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:

A tract of land located in the Northwest one-quarter of Section 25, Township 1 South, Range 2 West of the Willamette Meridian, in Washington County, Oregon, described as follows:

Beginning at an iron rod on the West line of said tract of land described in Fee No. 86-007927, said iron rod bears North 00°00'15" East 269.18 feet from the Southeast corner of Shannon Hill, a plat of records in said Northwest one-quarter of Section 25; thence running North 00°00'15" East along said West line 202.35 feet to an iron rod; thence North 89°58'45" East 321.62 feet to an iron rod on the East line of said tract of land as described in Fee No. 86-007927; thence South 00°02'00" East along said East line 202.35 feet to an iron rod; thence South 89°58'45" West 321.75 feet to the point of beginning;

TOGETHER WITH an undivided one-twelfth interest in the following described property:

Beginning at an iron rod on the South line of SW Gassner Road (County Road No. 1941) opposite Engineer's Station P.O.C. 10 + 52.45, which bears North 1148.22 feet and East 1614.93 feet from the one-quarter corner on the West line of Section 25, Township 1 South, Range 2 West of the Willamette Meridian, in Washington County, Oregon,\* thence running South 40°12' West 87.46 feet to an iron rod; thence South 00°02' East 525.42 feet to an iron rod; thence on the arc of a 50 foot curve, the central angle of which bears South 30°02' East (the long chord of which bears South 15°02' East 96.59 feet) 130.90 feet to an iron rod; thence continuing on the arc of said 50 foot radius curve (the long chord of which bears North 45°03'30" East 70.60 feet) 78.38 feet to an iron rod; thence continuing on the arc of said 50 foot radius curve (the long chord of which bears North 29°56'30" West 50.14 feet) 52.52 feet to an iron rod; thence North 00°02' West 508.08 feet to an iron rod; thence North 40°12' East 110.36 feet to an iron rod on the South line of said Gassner Road (County Road No. 1941); thence along the South line of said road on the arc of a 602.96 feet radius curve (the long chord of which bears South 89°50'23" West 64.82 feet) 64.85 feet to the place of beginning.

ALSO TOGETHER WITH access and egress easement a portion of that certain tract of land located in the Northwest one-quarter of Section 25, Township 1 South, Range 2 West of the Willamette Meridian, in Washington County, Oregon, as described in Fee No. 86-007927, Washington County Deed Records, more particularly described as follows:

Beginning at an iron rod which bears 592.33 feet North 321.59 feet East of the Southeast corner of Shannon Hill, a plat of record in said Northwest one-quarter of Section 25; thence running South 00°02'00" East along the East line of said tract of land as described in Fee No. 86-007927 a distance of 402.20 feet to a point thence North 72°17'40" West 26.25 feet to a point; thence North 00°02'00" West 400.90 feet to an iron rod; thence along a 50 foot radius curve (the center of which bears Northerly and the long chord of which bears South 74°02'00" East 25.88 feet) 26.18 feet to the point of beginning.



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The property is commonly known as: 19940 SW GASSNER RD  
BEAVERTON, OREGON

Said sale is made pursuant to a Writ of Execution dated February 15, 2019, issued out of the Circuit Court of the State of Oregon for the County of Washington where THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR-IN-INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF BANK ONE, N.A., AS TRUSTEE FOR DEUTSCHE ALT-A SECURITIES, INC., MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2003-3 is plaintiff, and CHRISTI PURPLE; USAA FEDERAL SAVINGS BANK; US NATIONAL BANK, NA; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 19940 SW GASSNER RD., BEAVERTON, OR 97007 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 Jennifer Romero  
Deputy JENNIFER ROMERO