



# SHERIFF

WASHINGTON COUNTY

STATE OF OREGON  
County of Washington

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Court Case# 18CV36929  
Sheriff's Case# 1901404

## 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, all of the interest which the defendants had on November 19, 2004, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the following described real property:

LYING AND BEING LOCATED IN THE CITY OF KING CITY, COUNTY OF WASHINGTON, STATE OF OREGON; ALL THAT CERTAIN PARCEL OR TACT OF LAND KNOWN AS:

CONDOMINIUM UNIT 4-1-1, BUILDING 4, IMPERIAL COURT CONDOMINIUMS, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, TOGETHER WITH THE GENERAL LIMITED COMMON ELEMENTS APPURTENANT THERETO AND TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, ALL AS SET FORTH IN A DECLARATION OF UNIT OWNERSHIP, RECORDED SEPTEMBER 16, 1977, IN BOOK 1200 PAGE 706, RECORDS OF WASHINGTON COUNTY, OREGON.

The property is commonly known as: 12055 SW Imperial Avenue  
King City, OREGON

Said sale is made pursuant to a Writ of Execution dated February 13, 2019, issued out of the Circuit Court of the State of Oregon for the County of Washington where JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is plaintiff, and UNKNOWN HEIRS, DEVISEES AND/OR SUCCESSORS IN INTEREST OF HAROLD L. OLSON; UNKNOWN SUCCESSOR TRUSTEE(S) OF THE OLSON FAMILY TRUST U/D/A; WILLIAM G. AYERS, SR.; CHARLES W. AYERS; JOHNNY J. OLSON; STATE OF OREGON; IMPERIAL COURT CONDOMINIUM ASSOCIATION; KING CITY CIVIC ASSOCIATION, INC.; PARTIES IN POSSESSION 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.



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**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