



SHERIFF

WASHINGTON COUNTY

STATE OF OREGON
County of Wasington

)
)
)

Court Case# 21CV24087
Sheriff's Case# 2207966

NOTICE OF SHERIFF'S SALE (Real Property)

On December 1, 2022, 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 defendant had on January 6, 2021, the date the condominium association lien was recorded, and also all of the interest which the defendant had thereafter, in the following described real property:

Unit 8402, TUALATIN VILLAGE CONDOMINIUM (PHASE II), in the City of Tualatin, County of Washington and State of Oregon, TOGETHER WITH an undivided interest in and to the limited and general common elements appertaining thereto as set forth in Declaration Recorded February 12, 1982 as Fee No. 82-003659 and supplementals thereto.

The property is commonly known as: 8402 SW Mohawk St.
TUALATIN, OREGON

Said sale is made pursuant to a Writ of Execution in Foreclosure of Residential Real Property dated September 15, 2022, issued out of the Circuit Court of the State of Oregon for the County of Wasington where ASSOCIATION OF UNIT OWNERS OF TUALATIN VILLAGE CONDOMINIUM, an Oregon non-profit corporation is plaintiff, and JONNIE A. FRANKS, JR., AND PENNYMAC LOAN SERVICES, LLC, A DELAWARE LIMITED LIABILITY COMPANY is defendant.

NOTICE TO DEBTOR

**You should be careful about offers to sell rights to surplus funds.
You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950 (4).
If you transfer or sell your right to redemption, you might not have the right to surplus funds.**

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.



SHERIFF

WASHINGTON COUNTY

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