



SHERIFF

WASHINGTON COUNTY

STATE OF OREGON
County of Washington

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Court Case# 20CV06140
Sheriff's Case# 2309238

NOTICE OF SHERIFF'S SALE (Real Property)

On January 25, 2024, 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 July 27, 2005, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

LOT 9, KINGSGATE, IN THE CITY OF DURHAM, COUNTY OF WASHINGTON, STATE OF OREGON.

The property is commonly known as: 17427 SW Rivendell Drive
DURHAM, OREGON

Said sale is made pursuant to a Writ of Execution in Foreclosure dated December 5, 2023, issued out of the Circuit Court of the State of Oregon for the County of Washington where HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE ALT-A SECURITIES, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR1 is plaintiff, and VLADIMIR YOVKO; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; AMERICORP CREDIT CORPORATION; AMERICAN EXPRESS CENTURION; CITIBANK SOUTH DAKOTA N.A.; EGP INVESTMENTS, LLC; ASSET ACCEPTANCE LLC; MIDLAND FUNDING LLC; NORTHWEST TRUSTEE SERVICES, INC.; WELLS FARGO BANK, N.A. DBA AMERICA'S SERVICING COMPANY; OREGON ONE, INC.; STATE OF OREGON; PORTLAND CREDIT, INC. DBA FIDELITY COLLECTION SERVICE; OCCUPANTS OF THE PROPERTY 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.



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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:

<https://webapps.washingtoncountyor.gov/civil>

CAPRICE MASSEY, Sheriff
Washington County, Oregon

By

A blue ink signature, appearing to be "Deputy Ehlert", written over a horizontal line.

Deputy Ehlert