



SHERIFF'S NOTICE OF JUDICIAL SALE MULTNOMAH COUNTY SHERIFF'S OFFICE

On June 19, 2018 at 12:00 PM at the Multnomah County Sheriff's Office, 4735 E Burnside St., Portland, OR 97215, I will sell at public auction to the highest bidder, subject to redemption, for cash or cashier's check, in hand, made payable to the Multnomah County Sheriff's Office, as provided by law and as directed by the judgment all of the interest that the Defendant James A Ridderbush had on the 24th day of March 2009, the date of the Mortgage, and also all of the interest that Defendants had thereafter, in the real property described in the Judgment as:

Legal Description Attached to and Incorporated Herein

Commonly known as: 5250 SW Landing Drive B1-309 Portland, OR 97239

Sale is made pursuant to a Writ of Execution issued out of the Circuit Court of the State of Oregon, in Multnomah County Circuit Court Case No. 130608629 entitled:

VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNERS, LLC, Plaintiff,

vs

ESTATE OF JAMES A. RIDDERBUSCH, his Heirs and Devisees; THE LANDING CONDOMINIUM ASSOCIATION, INC., a nonprofit corporation; and all other persons or parties unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property, collectively designated as DOES 1 through 50, inclusive.


Defendants.

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.

MICHAEL REESE, Sheriff

By:


Kay Harmon, Civil Program Coordinator
Civil Unit

Posted at: <http://www.oregonsheriffs.org/>

Attorney: Amy F. Harrington

All potential bidders are subject to inspection of funds prior to or during participation in the auction. Individuals without proof of sufficient funds will not be allowed to participate.

Unit No. 309-B1, THE LANDING CONDOMINIUMS-PHASE 1, in the City of Portland County of Multnomah and State of Oregon, as per plat recorded August 14, 1980 in Book 1213 pages 83-86, Plat Records, and amended plat recorded March 10, 1981 in Book 1214 page 72, Plat Records, as further corrected by instrument recorded December 9, 1981, in Book 1566, page 1605, Plat Records; together with the undivided interest in and to the common and limited elements appertaining to said unit, as set forth in Declaration recorded August 14, 1980 in Book 1462 page 348, as re-recorded August 22, 1980 in book 1464 page 577, as amended by instrument recorded September 4, 1980 in Book 1466 page 2095, as amended by instrument recorded September 17, 1980 in Book 1469 page 2093r as amended by instrument recorded July 9, 1981, in Book 1536 page 1182, as amended by instrument recorded December 9, 1981 in Book 1566 page 1605, as further amended by instrument recorded September 23, 1986 in Book 1939 page 2071, Deed Records. Said unit is detailed on the Plat filed August 14, 1980 in Book 1213 page 83, Records of Multnomah County, Oregon.

Tax Parcel Number: R286202