



Clackamas County Sheriff's Office

NOTICE OF SHERIFF'S SALE

On July 02, 2018 at the hour of 10:00 AM inside the main entrance to the Clackamas County Courthouse, 807 Main Street, in the City of Oregon City, OR (handicap accessible), I will sell at public auction to the highest bidder for cash or certified check, in hand, all of the interest of the defendant(s) in the following described real property, subject to redemption, located in Clackamas County, Oregon, to wit:

UNIT NO. 94, BUILDING 0, TANGLEWOOD HILLS CONDOMINIUM,
SUPPLEMENTAL PLAT NO. 2 ANNEXATION OF STAGE 3, IN THE CITY OF LAKE
OSWEGO, CLACKAMAS COUNTY, OREGON:

TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL AND LIMITED
COMMON ELEMENTS APPERTAINING THERETO, AS SET FORTH IN
DECLARATION OF UNIT OWNERSHIP RECORDED DECEMBER 7, 2000, FEE NO.
2000-078878, AMENDED BY INSTRUMENT RECORDED JUNE 1, 2001, FEE NO.
2001-041144, AND EXTENDED TO INCLUDE THE SUBJECT PROPERTY BY
INSTRUMENT RECORDED DECEMBER 26, 2002, FEE NO. 2002-127552.

and more commonly known as 4 TOUCHSTONE DRIVE, UNIT #94 LAKE OSWEGO, OR
97035

Said sale is made under a Writ of Execution issued out of the Circuit Court of the State of Oregon for the
County of Clackamas to me directed in the case of:

FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS SUCCESSORS IN
INTEREST AND/OR ASSIGNS,

Plaintiff,

v

KIMBERLY K. PHILLIPS; MOUNTAIN PARK HOME OWNERS ASSOCIATION;
TANGLEWOOD HILLS CONDOMINIUM ASSOCIATION; BANK OF AMERICA, N.A.;
DONALD W. OSMANSKI, II, AKA DONALD WILLIAM OSMANSKI; CITIBANK,
N.A. SUCCESSOR BY MERGER TO CITIBANK (SOUTH DAKOTA), N.A.; AND
OCCUPANTS OF THE PREMISES,

Defendant(s)

Case No. CV14100181 Execution dated: May 15, 2018

"Working Together to Make a Difference"

Civil Division • 807 Main Street, Room 100, Oregon City, OR 97045
Tel 503-655-8351 • Fax 503-650-3038 • www.clackamas.us/sheriff

Before bidding at the sale a prospective bidder should independently investigate:

- (a) The priority of the lien or interest of the judgement creditor;**
- (b) Land use laws and regulations applicable to the property;**
- (c) Approved uses for the property;**
- (d) Limits on the farming or forest practices on the property;**
- (e) Rights of neighboring property owners; and**
- (f) Environmental laws and regulations that affect the property.**

CRAIG ROBERTS, SHERIFF
Clackamas County

Attorney: Aldridge Pite, LLP
Posted at: www.oregonsheriffssales.org

By: _____

ADRIANNA DOMINGUEZ
ADMINISTRATIVE ANALYST 1

All potential bidders are subject to inspection of funds prior to participating in the auction. Individuals without proof of sufficient funds will not be allowed to participate. Certified checks must be made payable to County of Clackamas/Civil.