



SHERIFF

WASHINGTON COUNTY

STATE OF OREGON
County of Washington

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Court Case# 17CV51789
Sheriff's Case# 1804854

NOTICE OF SHERIFF'S SALE (Real Property)

On August 23, 2018, 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 January 12, 2017, the date Plaintiff's Notice of Claim of Lien of Condominium Association was recorded, and also all of the interest which the defendants had thereafter, in the following described real property:

Unit 10-E, MADISON PLACE CONDOMINIUM, SUPPLEMENTAL PLAT NO. 3: ANNEXATION OF STAGE 4, in Washington County, Oregon, TOGETHER WITH the limited common elements and the undivided interest in the general common elements appurtenant thereto, as set forth in Declaration of Condominium Ownership recorded September 24, 2001, Recorder's No. 2001-096437, and Supplemental Declaration which recorded January 24, 2002, Recorder's Fee No. 2002-008825, and Supplemental Declaration which recorded August 7, 2002, Recorder's Fee No. 2002-090390, and Supplemental Declaration which recorded October 8, 2002, Recorder's Fee No. 2002-117821, and Supplemental Declaration which recorded January 31, 2003, Recorder's Fee No. 2002-015025.

The property is commonly known as: 7173 Southwest Manor Way Unit E,
ALOHA, OREGON

Said sale is made pursuant to a Writ of Execution in Foreclosure of Residential Real Property dated June 25, 2018, issued out of the Circuit Court of the State of Oregon for the County of Washington where MADISON PLACE CONDOMINIUM OWNER'S ASSOCIATION, an Oregon non-profit corporation is plaintiff, and WING C. CHEUNG; MAN FUNG BETTY CHAN; WELLS FARGO BANK, N.A.; AND 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

A blue ink handwritten signature that is stylized and somewhat illegible, appearing to start with a large 'T' and ending with a long horizontal flourish.

Deputy TODD EHLERT