



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

On February 19, 2019 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 Subject property legally described as:

Legal Description Attached to and Incorporated Herein

Commonly known as: 3880 NE WISTARIA DR. PORTLAND, OR 97212

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. 17CV41930 entitled:

WELLS FARGO BANK, N.A.,

Plaintiff,

Vs

KAREN J. GLADYSCHILD; LAMPKIN GENERAL CONT INC; RAY LAMPKIN JR.; BRIAN NEIL RUDIGER; NICOLE PYLES RUDIGER; STATE OF OREGON DEPARTMENT OF REVENUE; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 3880 NE WISTARIA DR., PORTLAND, OR 97212,

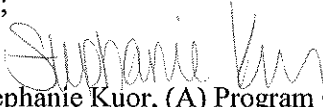
Defendants.

**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;

  
Stephanie Kuor, (A) Program Coordinator  
Civil Unit

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

Attorney: Katie Riggs

**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.**

THE FOLLOWING PROPERTY LOCATED IN BLOCK 24, BEAUMONT, IN THE CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF BLOCK 24, BEAUMONT; THENCE SOUTH  $27^{\circ} 07\text{-}1/2'$  EAST ALONG THE WEST LINE OF SAID LOT 80 FEET; THENCE NORTH  $74^{\circ} 24\text{-}3/4'$  EAST, 36 FEET; THENCE SOUTH  $82^{\circ} 30\text{-}3/4'$  EAST, 18 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE SOUTH  $82^{\circ} 30\text{-}3/4'$  EAST 18 FEET; THENCE SOUTH  $53^{\circ} 05\text{-}1/2'$  EAST, 37.4 FEET TO A POINT IN THE SOUTHEAST LINE OF SAID LOT 1; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE BOUNDARY OF SAID LOT TO A POINT IN THE NORTH LINE OF SAID LOT, WHICH POINT IS 105 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID LOT, MEASURED ALONG SAID NORTH LINE; THENCE SOUTHERLY 80.92 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING