



SHERIFF

WASHINGTON COUNTY

STATE OF OREGON
County of Washington

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Court Case# 17CV31573
Sheriff's Case# 1900639

NOTICE OF SHERIFF'S SALE (Real Property)

On March 19, 2019, 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 Michelle G. McClenaghan had on the 13th Day of August, 2009, the date of the Mortgage and Deed of Trust, and also all of the interest that Defendants had thereafter, in the following described real property:

A tract of land as represented on the annexed map of "Timberland Reserve Condominiums Supplemental Plat No. 2: Annexation of Stage 3", located in the Southwest one-quarter of Section 34, Township 1 North, Range 1 West of the Willamette Meridian, in the City of Beaverton, Washington County, Oregon, being a portion of Lot 1 of the Plat of "WILLIAMETTE RIDGE":

Beginning at the initial point a 5/8" rod with orange plastic cap inscribed "Alpha Com. Dev" At the Southwest corner of said Lot 1; thence along the Southerly boundary line of said Lot, South 83°30'07" West, 110.63 feet to a point on the Easterly boundary line of the Plat of "Timberland Reserve Condominiums Supplemental Plat No. 1: Annexation of Stage 2"; thence East, 109.92 feet to a point on the East boundary line of said Lot 1; thence South 00°01'27" East, 295.12 feet; thence leaving said line, South 89°58'33" East, 109.92 feet to a on the East boundary line o said Lot 1; thence South 00°01'27" West, 282.55 feet to the initial point.

The property is commonly known as: 836 NW 118th Ave., No. 104
PORTLAND, OREGON

Said sale is made pursuant to a Writ of Execution dated November 19, 2018, issued out of the Circuit Court of the State of Oregon for the County of Washington where WILMINGTON SAVINGS FUND SOCIETY, FSB, doing business as CHRISTIANA TRUST, not in its individual capacity but solely as legal title trustee for BRONZE CREEK TITLE TRUST 2013-NPL1 is plaintiff, and MICHELLE G. MCCLENAGHAN, an individual; TIMBERLAND RESERVE CONDOMINIUMS OWNER ASSOCIATION, an Oregon Non-profit Mutual Benefits with member; and ALL OTHER PERSONS, PARTIES, OR OCCUPANTS UNKNOWN CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL PROPERTY DESCRIBED AS 836 NW 118th Ave., No. 104, Portland, OR 97229 is defendant.

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY



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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.

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 signature that appears to read "TODD EHLERT" is written over a horizontal line.

Deputy TODD EHLERT