



Clackamas County Sheriff's Office

ANGELA BRANDENBURG
Sheriff

STATE OF OREGON

Court Case No. 16CV41549

County of Clackamas

Sheriff's Case No. 22-20040

NOTICE OF SHERIFF'S SALE (REAL PROPERTY)

On **January 11, 2022, at 10:00 AM** inside the auditorium of the Clackamas County Sheriff's Office at 9101 SE Sunnybrook Blvd., Clackamas, OR (handicap accessible), I will sell at public oral auction to the highest bidder for cash, or certified check, in hand, the following described real property, subject to redemption, located in Clackamas County, Oregon, to wit:

LOT 4, EMERALD VALLEY, IN THE CITY OF HAPPY VALLEY, COUNTY OF CLACKAMAS AND STATE OF OREGON.

The property is commonly known as: 9472 SE EMERALD LANE AKA 9472 SE EMERALD LOOP HAPPY VALLEY, OR 97086

Said sale is made pursuant to a Writ of Execution dated November 23, 2022, issued out of the Circuit Court of the State of Oregon for the County of Clackamas, to me directed where WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, is plaintiff, and TANVEER AHMAD; PARVEEN AHMAD; N INVESTMENTS, LLC; LUXURY CONSTRUCTION LLC; MICHAEL ELDEN; MAUREEN ELDEN; SONAS CAPITAL GROUP, LLC; LORI PRESTON; TAMIEKA OFFORD; CORNELIUS WELSH; ANGELISA DEITZ; RIVERWALK HOLDINGS, LTD; WYLLERS ESTATES HOMEOWNERS' ASSOCIATION, INC.; TUSCAN HILLS OWNERS ASSOCIATION; STATE OF OREGON; HAPPY VALLEY HEIGHTS HOMEOWNERS ASSOCIATION; TAUNYA FOERSTER; PARTIES IN POSSESSION, is/are defendant(s).

Pre-sale registration is required and must be made by emailing ccsocivilsales@clackamas.us.

DOORS open at 9:15 AM / AUCTION begins at 10:00 AM

COVID-19 DISCLAIMER: Clackamas County Sheriff's Office (CCSO) has implemented appropriate measures and safeguards regarding COVID-19, however, there exists a risk of the spread of COVID-19 in any group, social or public setting, location or event. The use of face coverings is optional. Presence at CCSO could increase your risk of contracting COVID-19. CCSO disclaims any liability for exposure to COVID-19 and by your entry or presence at CCSO or county property you voluntarily assume all risks and agree you will not hold CCSO or its related parties liable to any resulting illness and injury.

NOTICE TO DEBTOR, READ THIS SECTION CAREFULLY

- You should be careful about offers to sell rights to surplus funds.
- You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950 (4).
- If you transfer or sell your right to redemption, you might not have the right to surplus funds.

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 the farming or forest practices on the property;
- (e) Rights of neighboring property owners; and
- (f) Environmental laws and regulations that affect the property.

Interested parties can obtain additional information about this sale, including the creditor's written bid (if received), postponements and final sale price by going to: www.clackamas.us/sheriff then Units & Services, then click on the dropdown for Popular Services and then Civil Foreclosure Sales.

CONDITIONS OF SALE: All registered bidders are subject to inspection of funds prior to participation in the auction. Individuals without proof of sufficient funds will not be allowed to participate. Only U.S. currency and/or certified cashier's checks made payable to Clackamas County Sheriff's Office will be accepted. Payment must be made in full immediately upon close 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 or cashier's check in hand for any difference above the amount of the writ and allowable costs.

Judgement Creditor's Attorney:
Janeway Law Firm, LLC
c/o James A. Craft
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683
(360) 260

ANGELA BRANDENBURG, SHERIFF
Clackamas County, Oregon

Posted at: www.oregonsheriffssales.org

By: _____
ADRIANNA RAMIREZ
MANAGEMENT ANALYST, SENIOR