



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

On April 2, 2024 at 12:00 PM at the Multnomah County Sheriff's Office, 3083 NE 170th Pl., Portland, OR 97230, 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 all interest that the judgment debtor had in the property described as:

Legal Description Attached to and Incorporated Herein

Commonly known as: 185 N HAYDEN BAY DR PORTLAND, OR 97217-7975

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. 23CV08309 entitled:

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER,

Plaintiff,

vs

UNKNOWN HEIRS AND DEVISEES OF JULIA R. SHEEHAN AKA JULIA RAYE
SHEEHAN AKA JULIA SHEEHAN, CHRISTINA WALL, GAREN SIGLER, POINT
WEST CREDIT UNION, OCCUPANTS OF THE PROPERTY,

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.

NOTICE TO DEBTOR

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.

Nicole Morrissey O'Donnell, Sheriff

By:

Nora Wiedrich, Program Specialist Senior
Civil Unit

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

Attorney: Grace Chu

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.

UNIT 185 AND PARKING SPACE NO. P115, BUILDING G, OF COLUMBIA POINT WEST CONDOMINIUM, STAGE 1, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON, AS SET FORTH IN CONDOMINIUM DECLARATION RECORDED MAY 5, 2000, AS 2000- 063311, TOGETHER WITH THOSE LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AND TOGETHER WITH AN UNDIVIDED FRACTIONAL OWNERSHIP OF THE GENERAL COMMON ELEMENTS OF SAID CONDOMINIUM AS SET FORTH IN THE SAID DECLARATION AND IN ANY SUBSEQUENT AMENDMENTS THERETO AS APPURTENANT TO SAID UNIT.