



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

On April 23, 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 has in the property known as:

Legal Description Attached to and Incorporated Herein

Commonly known as: 12827 SE Stark Street Unit B4 PORTLAND, OR 97233

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. 22CV13830 entitled:

WELLS FARGO BANK, N.A.,

Plaintiff,

vs

CARLA M. HOFFMEISTER; BANNER BANK; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION; CAPITAL ONE BANK (USA), N.A.; ASSOCIATION OF UNIT OWNERS OF THE CITADEL CONDOMINIUM; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 12827 SE STARK STREET UNIT B4, PORTLAND, OREGON 97233,

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: Michael J. Page

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 NO. B4, OF THE CITADEL CONDOMINIUM, AS SET FORTH IN
CONDOMINIUM DECLARATION RECORDED MARCH 12, 1969 AS BOOK
667, PAGE 034, PORTLAND, MULTNOMAH COUNTY, OREGON,
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.