



SHERIFF

WASHINGTON COUNTY

STATE OF OREGON
County of Washington

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Court Case# 23CV33816
Sheriff's Case# 2402671

NOTICE OF SHERIFF'S SALE (Real Property)

On May 16, 2024, 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, the defendants' interest in the following described real property:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND RUNNING THENCE ON THE SOUTH LINE OF SAID SECTION 14, NORTH 89°51' WEST 635.6 FEET TO A POINT; THENCE NORTH 0°59' WEST 787.6 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO HILDA C. SEIFFERT BY DEED RECORDED ON PAGE 407, VOLUME 135, WASHINGTON COUNTY, OREGON DEED RECORDS; THENCE ON THE SOUTH LINE OF SAID SEIFFERT PROPERTY, NORTH 89°51' WEST 651.35 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ON THE WEST LINE OF SAID SEIFFERT PROPERTY NORTH 1°03' EAST 215 FEET TO THE TRUE PLACE OF BEGINNING AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE FROM THE TRUE PLACE OF BEGINNING ON THE WEST LINE OF SEIFFERT PROPERTY, NORTH 1°03' EAST 255 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ON THE NORTH LINE OF THE SEIFFERT PROPERTY NORTH 89°47' EAST 260.0 FEET TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED TO DAN AND EMMA HAFFNER BY DEED RECORDED ON PAGE 487, VOLUME 160, SAID DEED RECORDS; THENCE ALONG THE WEST LINE OF SAID HAFFNER PROPERTY AND A SOUTHERLY EXTENSION THEREOF SOUTH 1°03' WEST 255 FEET TO A POINT; THENCE SOUTH 89°47' WEST 260.0 FEET TO THE PLACE OF BEGINNING. SAVING AND EXCEPTING THEREFROM A ROAD 30.0 FEET WIDE ALONG THE ENTIRE NORTH SIDE OF THIS TRACT. ALSO, SAVE AND EXCEPT THE WEST 125 FEET THEREOF AS DESCRIBED IN DEED TO HALSEY R. SCHUMAKER, ET UX, RECORDED IN BOOK 427, PAGE 324, DEED RECORDS, WASHINGTON COUNTY, OREGON. TOGETHER WITH AN EASEMENT OVER THAT PROPERTY DESCRIBED IN BOOK 995, PAGE 84 DESCRIBED AS FOLLOWS: A TRACT IN SECTION 14, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG SAID SECTION LINE NORTH 89°51' WEST 635.6 FEET TO THE SOUTHEAST CORNER OF THE JOHN FREDEEN LAND; THENCE ALONG THE EAST LINE OF SAID FREDEEN LAND NORTH 0°59' WEST 1,114.3 FEET TO THE NORTHEAST CORNER OF SAID FREDEEN LAND (A POINT ON THE SOUTHERLY BOUNDARY OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY); THENCE ALONG THE SAID RIGHT-OF-WAY BOUNDARY; NORTH 63°19' WEST 269.5 FEET; THENCE NORTH 59°36' WEST 42.45 FEET; THENCE NORTH 59°36' WEST 7.55 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°47' WEST 100 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED IN CONTRACT TO HOWARD C. EMMERSON, ET UX, RECORDED IN DEED BOOK 788, PAGE 748; THENCE NORTH 1°00' EAST 29.2 FEET TO THE SOUTHERLY BOUNDARY LINE OF COUNTY ROAD NO. 1453; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY BOUNDARY TO THE PLACE OF BEGINNING. Exhibit A 1 of 2 TOGETHER WITH AN EASEMENT



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OVER THAT PROPERTY DESCRIBED IN DEED BOOK 135, PAGE 406, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, NORTH 89°51' WEST 1,314.9 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 1°3' EAST 1,227.6 FEET; THENCE NORTH 89°47' EAST 345.3 FEET TO THE SOUTH BOUNDARY OF COUNTY ROAD NO. 132; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID ROAD, NORTH 59°36' WEST 58.9 FEET; THENCE ALONG THE NORTH LINE OF THE JOHN FREDEEN LANDS SOUTH 89°47' WEST 324.6 FEET, MORE OR LESS, TO A POINT WHICH IS 626 FEET NORTH 89°47' EAST FROM AN IRON PIPE AT THE NORTHWEST CORNER OF SAID FREDEEN LANDS; THENCE SOUTH 1°3' WEST 1,257.4 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 14; THENCE ALONG SAID SECTION LINE, SOUTH 89°51' EAST A DISTANCE OF 30 FEET TO THE PLACE OF BEGINNING.

The property is commonly known as: 8910 SW FREDEEN LN
PORTLAND, OREGON

Said sale is made pursuant to a Writ of Execution dated March 19, 2024, issued out of the Circuit Court of the State of Oregon for the County of Washington where JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is plaintiff, and UNKNOWN SUCCESSOR TRUSTEES OF THE FILIPANKO TRUST U/I/D FEB 3, 2011; LEONARD FILIPANKO, POTENTIAL SUCCESSOR TRUSTEE OF FILIPANKO TRUST U/I/D FEB. 3, 2011; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 8910 SW FREDEEN LN, PORTLAND, OR 97225 is defendant.

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.

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 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.



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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:

<https://webapps.washingtoncountyor.gov/civil>

CAPRICE MASSEY, Sheriff
Washington County, Oregon

By

A blue ink handwritten signature is written over a solid black horizontal line.

Deputy Ehlert