



SHERIFF

WASHINGTON COUNTY

STATE OF OREGON
County of Washington

)
)
)

Court Case# 22CV07069
Sheriff's Case# 2404043

NOTICE OF SHERIFF'S SALE (Real Property)

On June 27, 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, all of the interest which TRACY LAMPRON CLOUD had on or after the date of this writ, in the following described real property:

Parcel I:

Beginning at a pipe in the South line of Section 7, Township 1 North, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, which is North 89° 42 1/2' West 637.62 feet from the Southeast corner thereof; thence continuing North 89° 42 1/2' West 647.33 feet along said South line to a pipe; thence North 1° 3' East 1009.9 feet parallel with the East line of said Section to center of Germantown Road; thence Northeasterly 660.6 feet along said center line; thence South 1° 3' West 1131.92 feet to the place of beginning.

Parcel II:

Beginning at a pipe in the South line of Section 7, Township 1 North, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, which is North 89° 32' West 1285.03 feet from the Southeast corner of said Section 7; thence continuing North 88° 32' West 215.94 feet to a pipe; thence North 1° 03' East 944.1 feet to the center of Germantown Road; thence North 80° 02' East 220 feet along Germantown Road; thence South 1° 03' West 1037.7 feet to the place of beginning.

The property is commonly known as: 16880 NW Germantown Road
PORTLAND, OREGON

Said sale is made pursuant to a Writ of Execution of Real Property dated May 16, 2024, issued out of the Circuit Court of the State of Oregon for the County of Washington where RUTH ANN MUNGER, in her capacity as Personal Representative of the Estate of PHILIP LOUIS CLOUD is plaintiff, and TRACY LAMPRON CLOUD 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.



SHERIFF

WASHINGTON COUNTY

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.

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 signature of Deputy Ehlert, written over a horizontal line.

Deputy Ehlert