



CLACKAMAS COUNTY
SHERIFF

Sheriff Angela Brandenburg

Jesse Ashby, Undersheriff

Michael Copenhaver, Undersheriff

Jenna Morrison, Undersheriff

STATE OF OREGON

Court Case No. 18CV51697

County of Clackamas

Sheriff's Case No. 24-20012

NOTICE OF SHERIFF'S SALE
(REAL PROPERTY)

On **June 19, 2024, 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 2, BUCK'S LANDING, IN THE CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON.

EXCEPTING THEREFROM: A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON BEING A PORTION OF LOT 2, BUCK'S LANDING, AS RECORDED IN BOOK 120, PAGE 8, CLACKAMAS COUNTY PLAT RECORDS, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID LOT 2 THAT BEARS SOUTH 33°49'32" EAST, A DISTANCE OF 84.65 FEET FROM THE MOST NORTHERLY PROPERTY CORNER, THENCE NORTH 89°06'12" EAST 43.92 FEET; THENCE SOUTH 00°55'15" EAST 67.86 FEET AND THENCE NORTH 33°49'32" WEST 83.83 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THAT ACCESS EASEMENT AS DELINEATED ON PLAT OF BUCK'S LANDING

APN: 05003796

The property is commonly known as: 30620 SW ROSE LANE, WILSONVILLE, OR 97070

Said sale is made pursuant to a Writ of Execution dated April 15, 2024, issued out of the Circuit Court of the State of Oregon for the County of Clackamas, to me directed where THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-OA4 MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2007- OA4, is plaintiff, and BRAD K. HIDAY, an individual; KARA L. ROSE, an individual; MELINDA HIDAY, an individual; MIDLAND FUNDING LLC; TURNING LEAFHOMES, LLC; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; BANK OF AMERICA, N.A. AS SUCCESSOR TO COUNTRYWIDE BANK, N.A.; and ALL OTHER

A Tradition of Service Since 1845

UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 30620 SW ROSE LANE, WILSONVILLE, OR 97070, 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

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 prices 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 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.

Judgment Creditor's Attorney:
McCarthy & Holthus, LLP
c/o Michael Scott
920 SW 3rd Ave., 1st Floor
Portland, OR 97204
(971) 201-3200

ANGELA BRANDENBURG, SHERIFF
Clackamas County, Oregon

By: _____
Adrianna Ramirez
Management Analyst, Senior

Posted at: www.oregonsheriffssales.org