



CLACKAMAS COUNTY
SHERIFF

Sheriff Angela Brandenburg

Jesse Ashby, Undersheriff

Michael Copenhaver, Undersheriff

Jenna Morrison, Undersheriff

STATE OF OREGON

Court Case No. 24CV01162

County of Clackamas

Sheriff's Case No. 24-20017

**NOTICE OF SHERIFF'S SALE
(REAL PROPERTY)**

On **October 23, 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 23, GROVE SINGLE FAMILY NORTH, in the City of Wilsonville, County of Clackamas and State of Oregon.

The property is commonly known as: 8633 SW Vale Court, Wilsonville, OR 97070

Said sale is made pursuant to a Writ of Execution dated July 3, 2024, issued out of the Circuit Court of the State of Oregon for the County of Clackamas, to me directed where BRENCHLEY ESTATES NORTH HOMEOWNER ASSOCIATION, AN OREGON NONPROFIT CORPORATION, is plaintiff, and MARC E. FULGENCIO, AN INDIVIDUAL; STATE OF OREGON, BY AND THROUGH ITS OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT; JAMIE HEATHER FULGENCIO NKA JAMIE HEATHER SHULTZ, AN INDIVIDUAL; LVNV FUNDING LLC, A FOREIGN LIMITED LIABILITY COMPANY; GALAXY INTERNATIONAL PURCHASING, LLC, A FOREIGN LIMITED LIABILITY COMPANY; MIDLAND CREDIT MANAGEMENT, INC., A FOREIGN BUSINESS CORPORATION; DNF ASSOCIATES, LLC, A FOREIGN LIMITED LIABILITY COMPANY; AND PARTIES IN POSSESSION OR CLAIMING A RIGHT TO POSSESSION, 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.

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- 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:
Wyse Kadish LLP
c/o Patrick T. Foran
900 SW 5th Ave., Ste. 2000
Portland, OR 97204
(503) 228-8448

ANGELA BRANDENBURG, SHERIFF
Clackamas County, Oregon

By: _____
Adrianna Ramirez
Management Analyst, Senior

Posted at: www.oregonsheriffssales.org