



# SHERIFF

WASHINGTON COUNTY

STATE OF OREGON  
County of Washington

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Court Case# 22CV06788  
Sheriff's Case# 2408825

## NOTICE OF SHERIFF'S SALE (Real Property)

On December 12, 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 the defendant had on February 26, 2020, the date the homeowner's association lien was recorded, and also all of the interest which the defendant had thereafter, in the following described real property:

Unit 808-8, KING CITY CONDOMINIUM, as set forth in Condominium Declaration, recorded December 28, 1972, in Book 903, Page 372, Washington 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.

The property is commonly known as: 15100 SW Crown Drive #8  
KING CITY, OREGON

Said sale is made pursuant to a Writ of Execution in Foreclosure of Residential Real Property dated October 22, 2024, issued out of the Circuit Court of the State of Oregon for the County of Washington where ASSOCIATION OF KING CITY CONDOMINIUM UNIT OWNERS, an Oregon non-profit corporation is plaintiff, and PHYLLIS K. PETERS; PARTIES IN POSSESSION OR CLAIMING A RIGHT TO POSSESSION 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.



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**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 \_\_\_\_\_

Deputy Ehlert