



SHERIFF'S NOTICE OF JUDICIAL SALE MULTNOMAH COUNTY SHERIFF'S OFFICE

On December 3, 2024 at 12:00 PM at the Multnomah County Sheriff's Office, 3083 NE 170th Place, Portland, OR 97230, I will sell at public auction to the highest bidder, subject to redemption, for cash or cashier's check, in hand, made payable to the Multnomah County Sheriff's Office, as provided by law and as directed by the judgment all interest that that the judgment debtor has in the property described as:

Legal Description Attached to and Incorporated Herein

Commonly known as: 3240 NE 29th St Gresham, OR 97030

Sale is made pursuant to a Writ of Execution issued out of the Circuit Court of the State of Oregon, in Multnomah County Circuit Court Case No. 24CV32542 entitled:

ASSOCIATION OF UNIT OWNERS OF NESTANI – A GRECIAN VILLA, an
Oregon nonprofit corporation,

Plaintiff,

vs

CYNTHIA L. LARSEN, an individual; and PARTIES IN POSSESSION OR
CLAIMING A RIGHT TO POSSESSION,

Defendants.

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.

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.

Nicole Morrisey O'Donnell, Sheriff

By: 

Nora Widdrich, Program Specialist Senior
Civil Unit

Posted at: <http://www.oregonsheriffs.org/>

Attorney: Patrick T. Foran

All potential bidders are subject to inspection of funds prior to or during participation in the auction. Individuals without proof of sufficient funds will not be allowed to participate.

Unit No. 35, Building 5, NESTANI – A GRECIAN VILLA, AN OREGON CONDOMINIUM, in the City of Gresham, County of Multnomah, State of Oregon, TOGETHER WITH an undivided interest in the general common elements appertaining to said unit as described in said Declaration of Unit Ownership, TOGETHER WITH those limited common elements appertaining to said unit as described in said Declaration of Unit Ownership, recorded September 23, 1980, Recorder's Fee No. 80-072813, said Declaration was superseded by Amended and Restated Declaration of Unit Ownership recorded June 23, 1993 as Fee No. 93-081602 and any amendments and/or supplemental(s) thereto.