



CLACKAMAS COUNTY  
**SHERIFF**

**Sheriff Angela Brandenburg**

Jesse Ashby, Undersheriff

Jenna Morrison, Undersheriff

Brad O'Neil, Undersheriff

STATE OF OREGON

Court Case No. 23CV09982

County of Clackamas

Sheriff's Case No. 24-20020

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

On **January 8, 2025, 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 25 ALIMARIE ESTATES, CLACKAMAS COUNTY, OREGON

The property is commonly known as: 13637 SE ELLEN DRIVE, CLACKAMAS, OR 97015

Said sale is made pursuant to a Writ of Execution dated August 15, 2024, issued out of the Circuit Court of the State of Oregon for the County of Clackamas, to me directed where WELLS FARGO BANK, N.A., is plaintiff, and HOA NGUYEN TRAN; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 13637 SE ELLEN DRIVE, CLACKAMAS, OR 97015, is/are defendant(s).

Pre-sale registration is required and must be made by emailing [ccsocietysales@clackamas.us](mailto:ccsocietysales@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 Tradition of Service Since 1845*

- (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, postponements, etc. by going to: <https://www.clackamas.us/sheriff/civilforeclosuresales.html>

**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:  
Aldridge Pite, LLP  
c/o Michael J. Page  
1915 NE Stucki Ave., Ste. 400  
Hillsboro, OR 97006

ANGELA BRANDENBURG, SHERIFF  
Clackamas County, Oregon

Posted at: [www.oregonsheriffssales.org](http://www.oregonsheriffssales.org)

By: \_\_\_\_\_  
Adrianna Ramirez  
Management Analyst, Senior