



Clackamas County Sheriff's Office

NOTICE OF SHERIFF'S SALE

On November 21, 2017 at the hour of 10:00 AM inside the main entrance to the Clackamas County Courthouse, 807 Main Street, in the City of Oregon City, OR (handicap accessible), I will sell at public auction to the highest bidder for cash or certified check, in hand, all of the interest of the defendant(s) in the following described real property, subject to redemption, located in Clackamas County, Oregon, to wit:

PART OF LOT 1, TRACT 3, FIR GROVE, AND PART OF LOT 8, PLEASANT HILL PARK, CLACKAMAS COUNTY, OREGON, DESCRIBED AS THE NORTH 60 FEET OF THE FOLLOWING:

BEGINNING AT AN IRON PIPE DRIVEN ON THE EASTERLY BOUNDARY OF THAT TRACT DESCRIBED IN DEED RECORDED IN DEED BOOK 184, PAGES 67 AND 68, WHICH POINT IS SOUTH 89° 44' EAST, 230.67 FEET AND SOUTH 4° 20' EAST, 189.45 FEET DISTANT FROM THE NORTHWEST CORNER OF LOT 8, PLEASANT HILL PARK, AS RECORDED IN PLAT BOOK 4, PAGE 17; THENCE SOUTH 83° 15' WEST ALONG THE NORTH LINE OF TRACT DESCRIBED IN DEED RECORDED JANUARY 17, 1944 IN DEED BOOK 319, PAGE 164, A DISTANCE OF 246.20 FEET TO THE NORTHWEST CORNER OF SAID TRACT, WHICH POINT IS MARKED BY AN IRON PIPE ON THE EAST SIDE OF OATFIELD COUNTY ROAD; THENCE NORTH 12°45' WEST ALONG THE EAST SIDE OF SAID ROAD, 123.60 FEET TO AN IRON PIPE AT THE SOUTHWEST CORNER OF TRACT DESCRIBED IN DEED RECORDED MARCH 14, 1947 IN DEED BOOK 386, PAGE 650; THENCE SOUTH 89°27' EAST ALONG THE SOUTH LINE OF SAID LAST MENTIONED TRACT, 264.04 FEET, MORE OR LESS, TO AN IRON PIPE AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 4° 20' EAST, 89.45 FEET TO THE POINT OF BEGINNING.

ALSO, BEGINNING AT A POINT IN THE EAST LINE OF THE OATFIELD COUNTY ROAD WHICH BEARS SOUTH 12°45' EAST, 75.0 FEET FROM THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE AT RIGHT ANGLES TO SAID OATFIELD ROAD, IN A STRAIGHT LINE, TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT; THENCE WEST ON SAID SOUTH LINE TO A POINT IN THE EAST LINE OF SAID OATFIELD ROAD; THENCE SOUTH 12°45' EAST ON SAID EAST LINE TO THE POINT OF BEGINNING.

and more commonly known as 14308 SE OATFIELD RD. MILWAUKIE, OR 97267

"Working Together to Make a Difference"

Civil Division • 807 Main Street, Room 100, Oregon City, OR 97045
Tel 503-655-8351 • Fax 503-650-3038 • www.clackamas.us/sheriff

Said sale is made under a Writ of Execution issued out of the Circuit Court of the State of Oregon for the County of Clackamas to me directed in the case of:

WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS
CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
LEGAL TITLE TRUSTEE FOR BRONZE CREEK TITLE TRUST 2014-NPL1,

Plaintiff,

v

JAMES DOUGLAS ZAK; AND ALL OTHER PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY
COMMONLY KNOWN AS 14308 SE OATFIELD RD., MILWAUKIE, OR 97267,

Defendant(s)

Case No. 16CV13812 Execution dated: September 07, 2017

Before bidding at the sale a prospective bidder should independently investigate:

- (a) The priority of the lien or interest of the judgement 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.**

CRAIG ROBERTS, SHERIFF
Clackamas County

Attorney: Aldridge Pite, LLP
Posted at: www.oregonsheriffssales.org

By: _____

ADRIANNA DOMINGUEZ
ADMINISTRATIVE ANALYST 1

All potential bidders are subject to inspection of funds prior to participating in the auction. Individuals without proof of sufficient funds will not be allowed to participate. Certified checks must be made payable to Clackamas County Sheriff's Office.