



Clackamas County Sheriff's Office

NOTICE OF SHERIFF'S SALE

On November 30, 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:

PARCEL I:

A TRACT OF LAND BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO ROGER G. THOMPSON AND MARY THOMPSON, HUSBAND AND WIFE, RECORDED AS FEE NO. 74-16600, CLACKAMAS COUNTY DEED RECORDS, AND BEING ALSO A PART OF LOT 7, BOARDMAN'S ADDITION TO JENNINGS LODGE, IN THE SOUTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 1 EAST, AND THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-INCH IRON PIPE AT THE MOST WESTERLY CORNER OF LOT 7, BOARDMAN'S ADDITION TO JENNINGS LODGE; THENCE SOUTH 46° 39' 27" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 150.33 FEET TO A 5/8 INCH IRON ROD AT THE MOST SOUTHERLY CORNER THEREOF; THENCE NORTH 63° 50' 31" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 7, A DISTANCE OF 79.17 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 46°36'34" WEST, 150.30 FEET TO THE NORTHWESTERLY LINE OF LOT 7; THENCE SOUTH 63° 50' 31" WEST ALONG THE NORTHWESTERLY LINE OF LOT 7, A DISTANCE OF 79.26 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION IS BASED ON RECORD SURVEY, P.S. 21137, CLACKAMAS COUNTY SURVEY RECORDS.

PARCEL II:

A TRACT OF LAND BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO ROGER G. THOMPSON AND MARY THOMPSON, HUSBAND AND WIFE, RECORDED IN BOOK 584, PAGE 276, CLACKAMAS COUNTY DEED RECORDS, AND BEING ALSO A PART OF LOT 4, BOARDMAN'S ADDITION TO JENNINGS LODGE, IN THE SOUTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

"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

BEGINNING AT A 2-INCH IRON PIPE AT THE MOST NORTHERLY CORNER OF LOT 4, BOARDMAN'S ADDITION TO JENNINGS LODGE; THENCE SOUTH 46°39'27" EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 150.33 FEET TO A 5/8 INCH IRON ROD AT THE MOST EASTERLY CORNER THEREOF; THENCE SOUTH 63°50'31" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 5.34 FEET TO A POINT; THENCE NORTH 46°38'27" WEST, BEING PARALLEL WITH AND 5.00 FEET TO A SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 150.52 FEET TO THE NORTHWESTERLY LINE OF LOT 4; THENCE NORTH 63°50'31" EAST 5.34 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION IS BASED ON RECORDED SURVEY, P.S. 21137, CLACKAMAS COUNTY SURVEY RECORDS.

and more commonly known as 4188 SE Boardman Avenue Milwaukie, OR 97267

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:

NATIONSTAR MORTGAGE LLC,

Plaintiff,

v

DAVID F THOMPSON; JUDY A THOMPSON; BANK OF AMERICA, N.A.;
OCCUPANTS OF THE PROPERTY,

Defendant(s)

Case No. 16CV28342 Execution dated: August 30, 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: McCarthy & Holthus, 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.