



Clackamas County Sheriff's Office

NOTICE OF SHERIFF'S SALE

On December 14, 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:

LOT 12, MOLALLA HEIGHTS, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON.

TOGETHER WITH A NON-EXCLUSIVE 30 FOOT RIGHT OF WAY ALONG EXISTING ROAD IN THE NORTHEASTERLY CORNER OF LOT 9, MOLALLA HEIGHTS, NORTHWESTERLY CORNER OF LOT 7, MOLALLA HEIGHTS, AND ALONG COMMON BOUNDARIES OF LOT 8 AND LOT 9, LOT 9 AND LOT 10, LOT 10 AND LOT 11, MOLALLA HEIGHTS, FOR INGRESS, EGRESS AND UTILITY PURPOSES TO LOT 12.

and more commonly known as 16500 South Stone Hill Drive Molalla, OR 97038

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:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2006-21 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-21,

Plaintiff,

v

CLARENCE W. SMITH; ROXANE SMITH; CLACKAMAS FEDERAL CREDIT UNION; STATE OF OREGON; PARTIES IN POSSESSION,

Defendant(s)

Case No. CV15090435 Execution dated: November 01, 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: Shapiro & Sutherland, LLC 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.

"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