



Clackamas County Sheriff's Office

NOTICE OF SHERIFF'S SALE

On January 11, 2018 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:

A PART OF TRACTS "G" AND "H", COGSWELLS FIRST ADDITION TO THE TOWN OF MILWAUKIE, IN SECTION 36, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF MILWAUKIE, COUNTY OF CLACKAMAS AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT APPROXIMATELY 10 FEET SOUTH OF THE INTERSECTION OF THE SOUTHERLY LINE OF TRACT "G" WITH THE WESTERLY LINE OF OATFIELD ROAD; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF OATFIELD ROAD; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID ROAD, A DISTANCE OF 90 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF THAT TRACT OF LAND CONVEYED TO HENRY WAESPE, ET UX, BY DEED RECORDED IN BOOK 479, PAGE 630, DEED RECORDS, THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID WAESPE TRACT, 190 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID TRACT "G"; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE, 75 FEET, MORE OR LESS; THENCE SOUTHEASTERLY 190 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

and more commonly known as 12333 S.E. Oatfield Road Milwaukie, OR 97222

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:

BENEFICIAL OREGON INC.,

Plaintiff,

v

PAUL D. COOVER SR.; SUSAN COOVER, OTHER PERSONS OR PARTIES, including OCCUPANTS, UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN,

Defendant(s)

Case No. CV13080006 Execution dated: November 20, 2017

"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

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 County of Clackamas/Civil.