



Clackamas County Sheriff's Office

NOTICE OF SHERIFF'S SALE

On January 31, 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 TRACT OF LAND IN GOVERNMENT LOT 4, IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON, DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT 531.72 FEET EAST AND 20.0 FEET SOUTH 0 DEGREES 20'44" EAST FROM THE SOUTHEAST CORNER OF THE JESSE BOONE DONATION LAND CLAIM NO. 42, SAID POINT BEING ON THE SOUTH LINE OF DENBROOK ROAD (COUNTY ROAD 2286) AND ALSO BEING THE NORTHEAST CORNER OF THAT TRACT AS DESCRIBED IN FEE NO. 84-37161, DEED RECORDS; THENCE CONTINUING EAST ALONG THE SOUTH LINE OF DENBROOK ROAD, 102.78 FEET; THENCE SOUTH 0 DEGREES 20'44" EAST PARALLEL WITH THE EAST LINE OF THAT TRACT DESCRIBED IN FEE NO. 84-45105, 637.03 FEET TO A POINT ON THE SOUTH LINE THEREOF; THENCE SOUTH 89 DEGREES 40'12" WEST ALONG SAID SOUTH LINE 575.89 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0 DEGREES 13'50" WEST 345.25 FEET TO AN ANGLE POINT OF SAID WEST LINE; THENCE NORTH 32 DEGREES 35'25" EAST 61.82 FEET TO THE SOUTHWEST CORNER OF THAT TRACT AS DESCRIBED IN FEE NO. 84-37161, DEED RECORDS; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 438.81 FEET TO THE SOUTHEAST CORNER THEREOF THENCE NORTH 0 DEGREES 20'44" WEST ALONG THE EAST LINE OF SAID TRACT, 243.00 FEET TO THE POINT OF BEGINNING.

and more commonly known as 13360 NE Denbrook Road Aurora, OR 97002

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:

"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

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR NOMURA ASSET
ACCEPTANCE CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2006-AR4,

Plaintiff,

v

RICHARD D. GROW; JILL L. GROW; MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.; MORTGAGEIT, INC.; UNITED STATES OF AMERICA; CITIBANK,
NATIONAL ASSOCIATION; RENX GROUP, LLC FKA BIG BLUE CAPITAL, LLC;
DANIEL R. REITMAN, 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. CV13030476 Execution dated: December 15, 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 County of Clackamas/Civil.