



Clackamas County Sheriff's Office

NOTICE OF SHERIFF'S SALE

On February 27, 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:

PART OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY BOUNDARY OF A TRACT OF LAND COVEYED TO A.D. ROUNDS BY WARRANTY DEED RECORDED IN BOOK 368, PAGE 308, DEED RECORDS, SAID POINT BEING WEST 732.93 FEET AND SOUTH 0°49' WEST 887.70 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 25 A DISTANCE OF 432 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE WEST ALONG SAID SOUTH BOUNDARY 587 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE NORTH ALONG THE WEST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25; A DISTANCE OF 432 FEET MORE OR LESS TO A POINT WHICH IS WEST PARALLEL WITH THE SOUTH BOUNDARY OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25, FROM THE POINT OF BEGINNING; THENCE PARALLEL WITH THE SOUTH BOUNDARY OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 587 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION COVEYED TO THE STATE OF OREGON, BY WARRANTY DEED RECORDED DECEMBER 23, 1969 AS RECORDER'S FEE NO. 69 26410.

TOGETHER WITH AN EASEMENT OVER A STRIP OF LAND 20 FEET WIDE FOR ROAD PURPOSES, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON; RUNNING THENCE NORTH 89°11' WEST ALONG THE 1/16TH SECTION LINE 732.93 FEET TO A POINT; THENCE SOUTH 0°49' WEST 440.16 FEET TO AN IRON PIPE TO THE TRUE POINT OF BEGINNING OF THE 20.00 FOOT STRIP

"Working Together to Make a Difference"

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TO BE DESCRIBED; THENCE SOUTH 89° 11' EAST 436.6 FEET TO AN IRON PIPE SET ON THE WESTERLY SIDE OF THE MOUNT HOOD LOOP HIGHWAY; THENCE ALONG THE WESTERLY SIDE LINE OF THE SAID MOUNT HOOD LOOP HIGHWAY, SOUTH 29° 50' EAST 23.29 FEET; THENCE NORTH 89° 11' WEST 448.07 FEET; THENCE NORTH 0° 49' EAST 20.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO AN EASEMENT IS GRANTED OVER A STRIP OF LAND 20 FEET WIDE FOR ROAD PURPOSES, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO A.D. ROUNDS, BY WARRANTY DEED RECORDED IN BOOK 368, PAGE 308, DEED RECORDS; THENCE RUNNING SOUTH ON THE EAST BOUNDARY OF SAID TRACT, 447 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE TRACT OF LAND DESCRIBED FIRST ABOVE; THENCE WEST 20 FEET ALONG THE NORTH BOUNDARY OF THE TRACT DESCRIBED FIRST ABOVE; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID A.D. ROUNDS TRACT, A DISTANCE OF 447 FEET, MORE OR LESS, TO THE NORTH LINE THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID A.D. ROUNDS TRACT 20 FEET TO THE POINT OF BEGINNING.

and more commonly known as 64070 E Brightwood Loop Rd Brightwood, OR 97011

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:

DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QS3,

Plaintiff,

v

CATHERINE A. CRAWFORD; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 64070 E BRIGHTWOOD LOOP RD, BRIGHTWOOD, OR 97011,

Defendant(s)

Case No. CV15090516 Execution dated: December 27, 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 County of Clackamas/Civil.