



Clackamas County Sheriff's Office

NOTICE OF SHERIFF'S SALE

On March 07, 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:

REAL PROPERTY IN THE COUNTY OF CLACKAMAS, STATE OF OREGON,
DESCRIBED AS FOLLOWS:

THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, EXCEPTING THEREFROM THAT PORTION CONVEYED TO VANPORT MANUFACTURING INC. BY DEED RECORDED JUNE 27, 1974 AS FEE NO. 74-17874, CLACKAMAS COUNTY, OREGON, DESCRIBED AS FOLLOWS: A TRACT OF LAND IN THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23; THENCE NORTH ALONG THE DIVISION LINE AND THE EASTERLY LINE OF THAT TRACT CONVEYED TO LOYAL SCOTT RECORDED APRIL 5, 1944 IN BOOK 323, PAGE 1, DEED RECORDS, 1300.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF BATY ROAD, COUNTY ROAD NO. 268; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID ROAD, 60.00 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SCOTT TRACT, 640.00 FEET, MORE OR LESS, TO THE MOST SOUTHERLY RIGHT-OF-WAY BOUNDARY LINE AS EXISTING THIS DATE, FOR THE U.S A. BONNEVILLE POWER ADMINISTRATION'S TRANSMISSION LINE; THENCE WESTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID RIGHT-OF-WAY 2225.00 FEET, MORE OR LESS, TO THE EAST LINE OF THAT TRACT CONVEYED TO BENNIE LUNDERVOLD, ET UX, RECORDED NOVEMBER 6, 1967 AS RECORDER'S FEE NO. 67-0929, FILM RECORDS; THENCE SOUTH 00° 10' 42" EAST ALONG THE EAST LINE OF SAID LUNDERVOLD TRACT 620.00 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER THEREOF AND THE SOUTH LINE OF SAID DIVISION; THENCE EASTERLY ALONG THE DIVISION AND THE SOUTH LINE OF SAID SCOTT TRACT 2284.30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.

"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

and more commonly known as 49512 SE Baty Rd Sandy, OR 97055

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:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS,

Plaintiff,

v

JAY MANTEI AKA JAY A. MANTEI AKA JAY ALLAN MANTEI; LAURIE MANTEI AKA LAURIE A. MANTEI AKA LAURIE ANN MANTEI; PORTLAND LOCAL 8 FEDERAL CREDIT UNION; and OCCUPANTS OF THE PREMISES,

Defendant(s)

Case No. CV15100418 Execution dated: January 10, 2018

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: Aldirdge 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.