



Clackamas County Sheriff's Office

NOTICE OF SHERIFF'S SALE

On March 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:

A PART OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND WHICH BEARS SOUTH 89°52'30" WEST 655.65 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 23, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED; RUNNING THENCE NORTH 0°56' EAST, ALONG THE WEST LINE OF SAID TRACT, 332.36 FEET TO A POINT; THENCE SOUTH 89°54'45 EAST 200 FEET TO A POINT; THENCE SOUTH 0°56' WEST, PARALLEL WITH THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 23, A DISTANCE OF 331.64 FEET TO A POINT; THENCE SOUTH 89°52'30" WEST 200 FEET TO THE TRUE POINT OF BEGINNING.

ALSO THE JOINT RIGHT TO AN EASEMENT OVER STRIP OF LAND 20.00 FEET IN WIDTH, TO BE USED FOR ROAD PURPOSES FOR INGRESS AND EGRESS, DESCRIBED AS:

BEGINNING AT A POINT WHICH BEARS SOUTH 72°06'20 WEST 163.35 FEET FROM THE SOUTHEAST CORNER OF SECTION 23, TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN SOUGHT TO BE DESCRIBED; THENCE NORTH 0°56' EAST 50 FEET TO AN IRON ROD; THENCE SOUTH 89°52'30" WEST 300 FEET TO AN IRON ROD; THENCE NORTH 0°56' EAST 20 FEET TO A POINT; THENCE NORTH 89°52'30" EAST 320 FEET TO A POINT; THENCE SOUTH 0°56' EAST 66.30 FEET, MORE OR LESS, TO THE LOB PASS TRUMAN ROAD; THENCE SOUTH 72°06'20" WEST 20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

and more commonly known as 20501 EAST LOLO PASS ROAD RHODODENDRON, OR 97049

"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

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:

NATIONSTAR MORTGAGE, LLC, ITS SUCCESSORS AND/OR ASSIGNS,

Plaintiff,

v

RICHARD NIDAY; REBECCA LEWIS; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC; CAPITAL CREDIT & COLLECTION SERVICE, INC; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 20501 EAST LOLO PASS ROAD, RHODODENDRON, OR 97049,

Defendant(s)

Case No. CV13070955 Execution dated: January 30, 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: 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.