



Clackamas County Sheriff's Office

NOTICE OF SHERIFF'S SALE

On April 25, 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Clackamas, STATE OF OR, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

That portion of the Southeast one-quarter of the Southeast one-quarter of Section 35, Township 2 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, lying Northerly of Redland Road, also known as County Road No. 20.

EXCEPT that portion described as a tract of land in the Southeast one-quarter of the Southeast one-quarter of Section 35, Township 2 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the Northeast corner of said division, being the Northeast corner of that tract conveyed to Frederick E. Weyer, et ux, recorded August 20, 1971, Recorder's Fee No. 71-20526; thence West along the North line of said division and the North line of said Weyer tract 274.00 feet to the true point of beginning of the tract herein to be described; thence South parallel with the East line of said section 33.00 feet, more or less, to the Northeasterly line of Redland Road, Market Road No. 20; thence Northwesterly along said road line to the point of intersection with the North line of said division and the North line of said Weyer tract; thence Easterly along said North line to the true point of beginning.

FURTHER EXCEPTING a tract of land in the Southeast one-quarter of the Southeast one-quarter of Section 35, Township 2 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the Northeast corner of said division, being the Northeast corner of that tract conveyed to Frederick E. Weyer, et ux, recorded August 20, 1971, Recorder's Fee No. 71-20526; thence West along the North line of said division 30.00 feet; thence South parallel with the East line of said section 130.00 feet, more or less, to a point on the Northeasterly line of Redland Road No. 20; thence Southeasterly along the said road line 31.00 feet, more or less, to the East line of said section; thence Northerly along the East line of said section 139.00 feet, more or less, to the point of beginning.

"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

PARCEL II:

A tract of land in the Northeast one-quarter of the Southeast one-quarter of Section 35, Township 2 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the Southeast corner of said division, being the Southeast corner of that tract conveyed to Clarence F. Kyle, et ux, recorded September 16, 1965, in Book 663, Page 91, Deed Records; thence West along the South line of said division 30.00 feet to the true point of beginning of the tract herein to be described; thence West along the South line of said division and the South line of said Kyle tract 274.00 feet to a point thereon; thence North parallel with the West line of said section 20.00 feet; thence Easterly parallel with the South line of said Kyle tract 274.00 feet to a point that is West 30.00 feet from the East line of said section; thence Southerly 30.00 feet to the point of beginning.

and more commonly known as 16951 S Redland Road Oregon City, OR 97045

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 D/B/A CHAMPION MORTGAGE COMPANY,
Plaintiff,

v

SUSAN E. SNELL AS PERSONAL REPRESENTATIVE OF THE ESTATE OF
FREDERICK E. WEYER; UNITED STATES OF AMERICA; STATE OF OREGON;
SCOTT A. WEYER; ROBERT E. WEYER; OCCUPANTS OF THE PROPERTY,
Defendant(s)

Case No. 16CV29072 Execution dated: January 06, 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: McCarthy & Holthus, 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.