



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:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN THE C.E. TRACY DONATION LAND CLAIM NO. 43, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON, DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF THE ROBERT ARTHUR DONATION LAND CLAIM NO. 37 IN SAID COUNTY AND STATE, BEING IN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 3 EAST; THENCE EAST 330 FEET; THENCE NORTH 370 FEET; THENCE NORTH 56° WEST 89.4 FEET; THENCE NORTH 40° EAST; THENCE 346.5 FEET TO THE CENTER OF MARKET ROAD; THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF THE SAID ROAD 1080 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE PROPERTY MENTIONED IN THE CONTRACT TO JOHN E. WALKER AND JUDITH E. WALKER, HUSBAND AND WIFE, RECORDED DECEMBER 16, 1971 AS FEE NO. 71 35416; THENCE SOUTH ALONG THE WESTERLY LINE OF THE ABOVE MENTIONED PROPERTY 1598.36 FEET TO THE SOUTHWESTERLY CORNER OF THE SAME PROPERTY; THENCE SOUTHWESTERLY ALONG THE TRACY TRACT MENTIONED IN DEED TO RALPH M. TRACY, RECORDED SEPTEMBER 19, 1919 IN BOOK 154, PAGE 365, 596.62 FEET TO THE SOUTHWEST CORNER OF THE TRACY TRACT; THENCE ALONG THE EAST LINE OF THE HARDING DONATION LAND CLAIM, A DISTANCE OF 1149.5 FEET TO THE POINT OF BEGINNING.

and more commonly known as 18223 S SPRINGWATER ROAD ESTACADA, OR 97023

"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:

CAPITAL ONE, N.A.,

Plaintiff,

v

RAMONA C. TRACY; OCCUPANTS OF THE PROPERTY,

Defendant(s)

Case No. CV14090635 Execution dated: November 30, 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: Malcom & Cisneros, ALC
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.