



Clackamas County Sheriff's Office

NOTICE OF SHERIFF'S SALE

On May 02, 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 OREGON, AND IS DESCRIBED AS FOLLOWS:

PART OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 8, AT A POINT WHERE SAID SOUTH LINE IS INTERSECTED BY THE EASTERLY LINE OF MARKET ROAD NO. 22; THENCE TRACING SAID EASTERLY LINE IN A NORTHEASTERLY DIRECTION TO A POINT WHICH IS 756 FEET NORTH OF THE SOUTH LINE OF SAID SOUTH LINE OF SAID NORTHEAST ONE-QUARTER; THENCE EAST PARALLEL WITH SOUTH LINE OF SAID NORTHEAST ONE-QUARTER 399.7 FEET TO THE CENTER OF A CREEK BEING ALSO THE WESTERLY BOUNDARY OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED RECORDED IN DEED BOOK "F" PAGE 397; THENCE TRACING THE CENTER LINE OF SAID CREEK SOUTH 2° 47' WEST, 108.6 FEET, MORE OR LESS, TO A POINT; THENCE SOUTH 15° 32' WEST 347.2 FEET; THENCE SOUTH 29° 40' WEST 175.5 FEET; THENCE SOUTH 2° 27' EAST 167.0 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 8; THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 8, 230.4 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

PART OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON.

BEGINNING AT AN IRON PIPE SET ON THE EASTERLY LINE OF MARKET ROAD NO. 22 WHERE SAID LINE INTERSECTS THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 8; THENCE EAST ALONG THE CENTER SECTION LINE 230.4 FEET TO AN IRON PIPE; THENCE NORTH 2° 27' WEST 167

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FEET TO A POINT IN THE CENTER OF A CREEK; THENCE NORTH 29° 40' EAST ALONG SAID CREEK TO A POINT THAT IS 190 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 8 WHEN MEASURED AT RIGHT ANGLES THERETO; THENCE WEST TO AN INTERSECTION WITH THE EASTERLY LINE OF MARKET ROAD NO. 22; THENCE SOUTHERLY ALONG SAID ROADWAY LINE TO THE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONEQUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF MARKET ROAD NO. 22 WHICH BEARS NORTHERLY 917.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 8; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTHERLY 513.66 FEET TO A POINT WHICH BEARS NORTHERLY 408.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, SAID SOUTH LINE; THENCE SOUTH 85° 27' 51" EAST 162.96 FEET; THENCE NORTH 24° 27' 29" EAST 91.76 FEET; THENCE SOUTH 68° 33' 29" EAST 133 FEET, MORE OR LESS, TO THE EASTERLY BOUNDARY OF THE PARCEL DESCRIBED IN QUITCLAIM DEED TO LAWRENCE IRA BAUGHMAN AND GRACE M. BAUGHMAN, RECORDED FEBRUARY 15, 1962, IN BOOK 598, PAGE 645, FEE NO. 3185, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG SAID BAUGHMAN EASTERLY LINE NORTHERLY TO THE NORTHEAST CORNER THEREOF, AND ALONG THE EASTERLY BOUNDARY OF THE PARCEL DESCRIBED IN WARRANTY DEED TO LAWRENCE GERALD BAUGHMAN AND LAWRENCE IRA BAUGHMAN, RECORDED DECEMBER 22, 1960, IN BOOK 581, PAGE 93, FEE NO. 22834, CLACKAMAS COUNTY DEED RECORDS TO A POINT WHICH BEARS SOUTH 67° 29' 19" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 67° 29' 19" WEST 399 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THOSE PORTIONS CONVEYED BY INSTRUMENTS TO THE STATE OF OREGON, RECORDED NOVEMBER 8, 1989, FEE NO. 8950218 AND RECORDED APRIL 24, 1990, FEE NO. 90-18308.

and more commonly known as 25462 S Hwy 213 Mulino, OR 97042

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:

PNC BANK, NATIONAL ASSOCIATION, its successors in interest and/or assigns,
Plaintiff,

v

LARRY BAUGHMAN AKA LARRY GERALD BAUGHMAN AKA LARRY BAUGHMAN; MAXINE BAUGHMAN AKA MAXINE I. BAUGHMAN AKA MAXINE IRIS BAUGHMAN AKA MAXINE DAUBGHMAN AKA MAXINE F. BAUGHMAN AKA MAXINE I. BAMGLUMDU; PNC BANK, SUCCESSOR BY MERGER TO NATIONAL CITY BANK; CITIBANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CITIBANK USA, NATIONAL ASSOCIATION; U.S. BANK NATIONAL ASSOCIATION; MIDLAND FUNDING, LLC; LVNV FUNDING, LLC; LHR INC.; UNIFUND CCR PARTNERS; DISCOVER BANK; PALISADES COLLECTION, LLC, ASSIGNEE OF HERITAGE CHASE; DKC INVESTMENTS, LLC, AS SUBROGEE OF FIRST USA BANK, NATIONAL ASSOCIATION; CAVALRY PORTFOLIO SERVICES, LLC; STATE OF OREGON; AND OCCUPANTS OF THE PREMISES,

Defendant(s)

Case No. CV15090163 Execution dated: February 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.