



# Clackamas County Sheriff's Office

## *NOTICE OF SHERIFF'S SALE*

On May 29, 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:

A tract of land in Section 32, Township 2 South, Range 4 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, being a portion of Tract 19, ORCHARD HOMES, a recorded plat, described as follows:

Beginning at the Northeast corner of Tract 19, ORCHARD HOMES; thence Southerly along the East line of the tract 308.00 feet, more or less, to the Northeast corner of that tract of land conveyed to Dennis C. Lyons, et ux, recorded June 29, 1972 as Recorder's Fee No. 72 18909, Film Records; thence Westerly along the North line of the Lyons tract 137.70 feet to the Northwest corner thereof; thence Southerly along the West line of the Lyons tract 611.31 feet, more or less, to the Northerly line of Freeman Avenue, also known as Orchard Avenue, as traveled; thence Westerly along the said North line of Freeman Avenue, 258.21 feet, more or less, to the Easterly line of Orchard Avenue as traveled; thence Northerly along the Easterly line of Orchard Avenue, as traveled 903.28 feet, more or less, to the North line of Tract 19; thence Easterly along the North line of Tract 19, 382.48 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion awarded by Judgment of Adverse Possession entered October 24, 2005 as Case No. CCV 03110618, described as follows:

A tract of land located in Lot 19, ORCHARD HOMES, in the Southeast one quarter of Section 32, T2S, R4E, W.M., Clackamas County, Oregon, the said tract of land being more particularly described as follows:

Beginning at an iron rod as set by PS 10583, Clackamas County Survey Records, for the Northwest corner of Lot 19, ORCHARD HOMES in the east line of S.E. Filbert Avenue which bears S 89°49'58" W 1781.59, N 03°21'29" E 981.06 feet and N 89°58'01" E 40.07 feet from a brass cap at the Southeast corner of Section 32; thence along the north line as surveyed by PS 10583, N 89°58'01" E 392.06 feet to an iron rod at the Northwest corner of Parcel 2 of PARTITION PLAT NO. 1998-153, Clackamas County Survey Records; Thence along the West line of the said Parcel S 02°47'13" W 34.02 feet more or less to a point in an ancient fence line; thence tracing the said fence line S89°16'40" W 392.73 feet more or less

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to the point of intersection of the westerly extension of the said fence line and the east right of way of SE Filbert Avenue; thence N 03°23'29" E 38.66 feet more or less to the point of beginning.

and more commonly known as 24204 Southeast Filbert Rd Eagle Creek, OR 97022

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:

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR CITIGROUP  
MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH  
CERTIFICATES SERIES 2004-HE1, its successors interest and/or assigns,

Plaintiff,

v

CATHERINE R IRELAN AKA CATHERINE RENEE IRELAN AKA CATHERINE R  
DIXON; LEORVAL W IRELAN; BOYDSTUN METAL WORKS INC; UNITED STATES  
OF AMERICA; AND OCCUPANTS OF THE PREMISES,

Defendant(s)

Case No. 15CV34135 Execution dated: March 16, 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](http://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.