



# Clackamas County Sheriff's Office

## *NOTICE OF SHERIFF'S SALE*

On July 18, 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 being a portion of Lot 2 and Lot 26, LAWTON HEIGHTS, in the City of Oregon City, County of Clackamas and State of Oregon, said tract of land being more particularity described as follows:

Commencing at the intersection of the West line of said lot 26 with the North line of a 60.00 foot wide road known as Warner-Parrot Road, County Road No. 61; thence North 89° 32' 00" East, along the North line of said road, a distance of 19.10 feet to a 5/8 inch diameter iron rod and the true point of beginning of the tract of land herein to be described; thence South 89° 32' 00" West along last said North line, a distance of 60.46 feet to a 5/8 inch diameter iron rod at a point in the West line of that certain tract of land conveyed as Parcel II to Melvin J. Bayless and Betty J. Bayless, husband and wife, by Deed recorded March 23, 1961 in Deed Book 584, Page 769; thence North 02° 00' 53" West along the West line of said Bayless tract, a distance of 199.91 feet to a 5/8 inch diameter iron rod marking the Northwest corner thereof; thence North 89° 29' 00" East, along the North line of said Bayless tract, a distance of 39.96 feet to the Northeast corner thereof and a point in the East line of said Lot 2; thence South 02° 25' 00" East, along the East line of said Lot 2, a distance of 99.98 feet to a 5/8 inch diameter iron rod; thence North 89° 32' 00" East, parallel with the North line of said Warner-Parrot Road, a distance of 19.10 feet to a 5/8 inch diameter iron rod; thence South 02° 25' 00" East, parallel with the East line of said Lot 2, a distance of 100.00 feet to the point of beginning.

APN: 00745876

and more commonly known as 151 Warner Parrott Road Oregon City, OR 97045

*"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](http://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:

NEW PENN FINANCIAL LLC DBA SHELLPOINT MORTGAGE SERVICING,

Plaintiff,

v

TRACI M. ALLEN, an individual; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION, a corporation; BANK OF AMERICA, NA, a corporation; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property,

Defendant(s)

Case No. CV15090609 Execution dated: May 22, 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: Zieve, Brondax & Steele, LLP  
Posted at: [www.oregonsheriffsales.org](http://www.oregonsheriffsales.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.