



# Clackamas County Sheriff's Office

## *NOTICE OF SHERIFF'S SALE*

On July 31, 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:

LOT 48, ROBINWOOD PHASE W584, IN THE CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON.

MORE ACCURATELY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 48, ROBINWOOD, IN CLACKAMAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 48, THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 48, 273.2 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 48, SAID LINE ALSO BEING THE WESTERLY LINE OF RIVER DRIVE, 219.5 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 48, THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 48, A DISTANCE OF 164.9 FEET TO A POINT; THENCE NORTHEASTERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 48, A DISTANCE OF 110 FEET TO A POINT; THENCE NORTHWESTERLY 170 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF SAID LOT 48, LYING SOUTHWESTERLY 40 FEET FROM THE MOST NORTHERLY CORNER THEREOF; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 48, A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THAT PORTION OF LOT 48, PLAT OF ROBINWOOD, IN CLACKAMAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 48; THENCE, NORTH 57°19' 14" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 48, A DISTANCE OF 164.90 FEET; THENCE, NORTH 53° 10' 01" EAST, PARALLEL WITH THE WESTERLY LINE OF SAID LOT 48, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE, NORTH 51° 26' 29" WEST, A DISTANCE OF 169.55 TO A POINT ON THE WESTERLY LINE OF SAID LOT 48 LYING SOUTHWESTERLY A DISTANCE OF 40.00 FEET FROM THE MOST

*"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)

NORTHERLY CORNER THEREOF; THENCE, SOUTH 53° 10' 01" WEST, ALONG THE WESTERLY LINE OF SAID LOT 48, A DISTANCE OF 3.00 FEET; THENCE, SOUTH 35° 26' 04" EAST, A DISTANCE OF 53.80 FEET; THENCE, SOUTH 43° 18' 24" EAST, A DISTANCE OF 111.00 FEET; THENCE, NORTH 53° 10' 01" EAST, A DISTANCE OF 34.56 FEET TO THE POINT OF BEGINNING.

and more commonly known as 18304 SHADY HOLLOW WAY WEST LINN, OR 97068

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:

USAA FEDERAL SAVINGS BANK,

Plaintiff,

v

NANCY LEE DAUM; UNKNOWN HEIRS OF FRANK B. DAUM; UNKNOWN HEIRS OF BERNADINE DAUM; BRYAN F. DAUM; FRANK B. DAUM; BERNADINE DAUM; AND OCCUPANTS OF THE PREMISES,

Defendant(s)

Case No. CV15090349 Execution dated: May 31, 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: Aldridge Pite, 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.