



# 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:

Parcel I:

Beginning at the Northeast corner of the Jesse Boone Donation Land Claim in Section 23, Township 3 South, Range 1 West of the Willamette Meridian in the County of Clackamas and State of Oregon; thence South  $0^{\circ}09'20''$  West 214.67 feet; thence North  $77^{\circ}27'40''$  West 456.02 feet to the true point of beginning of the tract herein described which point is also South  $77^{\circ}27'40''$  East 525.00 feet from the terminus of Market Road No. 27 at Station 130 +45.0; thence North  $77^{\circ}27'40''$  West 125.00 feet; thence North  $7^{\circ}50'$  East 225.96 feet to an iron rod; thence South  $72^{\circ}36'40''$  East 125.00 feet to an iron rod; thence South  $7^{\circ}29'$  West 215.47 feet to the true point of beginning;

TOGETHER WITH the right to use for road purposes in common with others, a 40 foot roadway, 20 feet on either side of the following described center line:

Beginning South  $0^{\circ}09'20''$  West 214.67 feet and North  $77^{\circ}27'40''$  West 336.01 feet from the Northeast corner of the said Jesse Boone Donation Land Claim; thence North  $77^{\circ}27'40''$  West 645 feet for a termination of said center line.

Parcel II:

Beginning at the iron rod at the Northeast corner of Parcel I above; thence North  $72^{\circ}36'40''$  West 125.00 feet to an iron rod; thence North  $7^{\circ}50'$  East to the edge of the Willamette River; thence Southeasterly along the edge of the Willamette River to a point that is North  $7^{\circ}29'$  East from the point of beginning; thence South  $7^{\circ}29'$  West to the point of beginning.

and more commonly known as 14075 NORTHEAST RIVER VISTA LANE AURORA, OR 97002

*"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:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GREENPOINT MORTGAGE FUNDING TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR4,

Plaintiff,

v

RICHARD A. RATTER; MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS, INC. AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC.; GREENPOINT MORTGAGE FUNDING, INC.; UTILITY VAULT CO. A DIVISION OF OLDCASTLE PRECAST, INC.; ASSET SYSTEMS, INC.; THE UNITED STATES OF AMERICA; OREGON DEPARTMENT OF REVENUE AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 14075 NORTHEAST RIVER VISTA LANE, AURORA, OR 97002,

Defendant(s)

Case No. 17CV37485 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.