



# 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:

PART OF LOT 35, BLOCK 3, J.V. HARLESS ADD. TO MOLALLA, IN THE CITY OF MOLALLA, CLACKAMAS COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POIN ON THE SOUTH LINE OF SAID LOT 35, WHICH IS 180.00 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID LOT 35; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF SAID LOT 35, A DISTANCE OF 90.00 FEET; THENCE PARALLEL TO THE SOUTH LINE OF SAID LOT 35, EASTERLY 204.70 FEET; MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID LOT 35; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 35, A DISTANCE OF 90.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 35; THENCE WESTERLY 204.44 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPTING THERE FROM THE FOLLOWING:

A PORTION OF LOT 35, BLOCK 3, J.V. HARLESS ADDITION TO MOLALLA, IN THE CITY OF MOLALLA, COUNTY OF CLACKAMAS, STATE OF OREGON, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 35, WHICH IS 180.00 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID LOT 35; THENCE NORTH 8°13.23 EAST PARALLEL WITH THE WEST LINE OF SAID LOT 35, A DISTANCE OF 90.00 FEET; THENCE SOUTH 71°55.59 EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 35, A DISTANCE OF 91.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 17°06.37 WEST, A DISTANCE OF 9.91 FEET TO A 5/8 IRON ROD WITH A YELLOW PLASTIC CAP, INSCRIBED, ANDERSON PLS 1795; THENCE SOUTH 71°55.59 EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 35, A DISTANCE OF 115.13 FEET TO A 5/8 IRON ROD WITH A YELLOW PLASTIC CAP, INSCRIBED ANDERSON PLS 1795 ON THE EASTERLY LINE OF SAID LOT 35; THENCE NORTH 8°23.00 EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 10.05 FEET TO THE NORTHEAST CORNER OF SAID LOT 35; THENCE NORTH 71°55.59 WEST ALONG THE NORTH LINE OF SAID LOT 35, A DISTANCE OF 113.60 FEET TO THE TRUE POINT OF BEGINNING. SAID PORTION CONTAINS 1133 SQUARE FEET.

and more commonly known as 304 N COLE AVE MOLALLA, OR 97038

*"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 TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST,

Plaintiff,

v

DOUGLAS W. KORTZ; K. WARNOCK KORTZ AKA KIM W. WARNOCK;  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, AS NOMINEE FOR RBS  
CITIZENS, N.A.; AND 1ST SECURITY BANK OF WASHINGTON,

Defendant(s)

Case No. CV14060638 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.