



Clackamas County Sheriff's Office

NOTICE OF SHERIFF'S SALE

On March 05, 2019 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 THE CALEB RICHEY DONATION LAND CLAIM NO. 69, IN SECTION 29, TOWNSHIP 1 SOUTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF DAMASCUS, COUNTY OF CLACKAMAS AND STATE OF OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SAID DONATION LAND CLAIM THAT IS LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 30, SAID TOWNSHIP AND RANGE; THENCE NORTH 340.82 FEET ALONG THE WEST LINE OF SAID DONATION LAND CLAIM; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID DONATION LAND CLAIM, 1333.5 FEET TO THE SOUTHWEST CORNER OF A TRACT CONVEYED TO MARVIN S. WESTOVER, ET UX, BY DEED RECORDED JUNE 14, 1946 IN DEED BOOK 369, PAGE 479, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST PARALLEL WITH SAID SOUTH LINE OF SAID DONATION LAND CLAIM, A DISTANCE OF 218.9 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO W.E. ANDERSON AND CLARK ANDERSON BY DEED RECORDED JANUARY 18, 1968, RECORDER'S FEE NO. 68 1177; THENCE NORTH FOLLOWING THE WEST LINE OF SAID ANDERSON TRACT, A DISTANCE OF 198.97 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID DONATION LAND CLAIM 218.94 FEET TO THE NORTHWEST CORNER OF SAID WESTOVER TRACT; THENCE SOUTH 198.97 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ROAD AND UTILITY PURPOSES 20.0 FEET IN WIDTH BEING 10.0 FEET MEASURED AT RIGHT ANGLES ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE.

BEGINNING AT THE SOUTHWEST CORNER OF ABOVE DESCRIBED TRACT; THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF THE WESTLINE OF SAID TRACT TO THE CENTER LINE OF MARKET ROAD NO. 30.

and more commonly known as 18625 SE TILLSTROM ROAD DAMASCUS, OR 97089

"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

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:

WELLS FARGO BANK, N. A.,

Plaintiff,

v

DMITRIY NAKHAYCHUK; TANYA TKACH; ASSET SYSTEMS, INC. AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 18625 SE TILLSTORM ROAD, DAMASCUS, OR 97089,

Defendant(s)

Case No. CV15090599 Execution dated: December 26, 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

By: _____

ADRIANNA DOMINGUEZ
MANAGEMENT ANALYST II

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.