



Clackamas County Sheriff's Office

ANGELA BRANDENBURG
Sheriff

STATE OF OREGON

Court Case No. CV13120202

County of Clackamas

Sheriff's Case No. 21-20007

NOTICE OF SHERIFF'S SALE (REAL PROPERTY)

On **February 2, 2022, at 10:00 AM** inside the auditorium of the Clackamas County Sheriff's Office at 9101 SE Sunnybrook Blvd., Clackamas, OR (handicap accessible), I will sell at public oral auction to the highest bidder for cash, or certified check, in hand, the following described real property, subject to redemption, located in Clackamas County, Oregon, to wit:

LEGAL DESCRIPTION: Real property in the County of Clackamas, State of Oregon, described as follows:

A tract of land being a part of the C.E. Tracy Donation Land Claim No. 43 and a part of Government Lot No. 1, situated in Section 3, Township 3 South, Range 3 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at a 5/8 inch iron rod on the Southerly line of said Tracy Donation Land Claim which is South 89° 46' 27" East a distance of 1363.06 feet from the Southwest corner thereof; thence North 01° 30' 34" East a distance of 1262.17 feet to a 5/8 inch iron rod on the Southerly line of a tract of land described in a deed to Alice Tracy recorded May 20, 1918 in Book 406, Page 552; Deed Records; thence South 88° 23' 22" East along the Southerly line of said Tracy tract a distance of 689.92 feet to a 5/8 inch iron rod; thence South 01° 30' 34" West a distance of 1269.30 feet to a 5/8 inch iron rod on the Southerly line of said Tracy Donation Land Claim which is South 89° 46' 27" East a distance of 1535.51 feet and South 87° 08' 21" East a distance of 517.65 feet from the Southwest corner thereof; thence North 87° 08' 21" West along the Southerly line of said Tracy Donation Land Claim a distance of 517.65 feet to the Northwest corner of the Thomas Waterbury Donation Land Claim No. 38; thence South 5° 01' East along the Westerly line of a tract of land described in a deed to Mark C. Brown recorded April 29, 1977 as Fee No. 77-16014, Film Records, a distance of 49.3 feet to the Northeast corner of the aforesaid Nelson Tract; thence South 89° 36' West along the Northerly line of said Nelson Tract to a point which is South 01° 30' 34" West from the point of beginning; thence North 01° 30' 34" East to the point of beginning.

TOGETHER WITH an easement 24 feet in width for ingress, egress, and utilities over a portion of a tract of land being a part of the C.E. Tracy Donation Land Claim No. 43 and a part of Government Lot No. 2, situated in Sections 2 and 3, Township 3 South, Range 3 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, said easement lying adjacent to and Southerly and Easterly of the following described line:

Beginning at a 5/8 inch from rod which is South 89° 46' 27" East 1535.51 feet South 87° 08' 21" East 517.65 feet and North 01° 30' 34" East 1269.30 feet, said rod being on the Southerly line of a tract of land described in a deed to Alice Tracy recorded May 20, 1918 in Book 406, Page 552, Deed Records; thence South 88° 23' 22" East 807.67 feet to the Easterly line of said Tracy Donation Land Claim; thence North 01° 25' 38" East along said Easterly line 409.93 feet to the Southwesterly right of way line of Market Road No. 28.

NOTE: This legal description was created prior to January 1, 2008.

Said sale is made pursuant to a Writ of Execution dated November 30, 2021, issued out of the Circuit Court of the state of Oregon for the County of Clackamas, to me directed where JOHN M. RIEHL, is plaintiff, and ALEKSANDER ZHOGAN and ALEKSANDER ZHOGAN JR, is/are defendant(s).

Due to the COVID-19 pandemic and social gathering restrictions, attendance is limited. Therefore, pre-sale registration is required. Registration must be made by emailing ccsocioilsales@clackamas.us no later than 2 BUSINESS DAYS before the scheduled date at 5:00 PM. Due to the limited amount of registrants, only registered bidders will be admitted into the building, no guests.

**EMAIL REGISTRATION ends 2 business days before the
scheduled date at 5:00 PM
DOORS open at 9:15 AM / AUCTION begins at 10:00 AM**

COVID-19 DISCLAIMER: Clackamas County Sheriff's Office (CCSO) has implemented appropriate measures and safeguards regarding COVID-19, however, there exists a risk of the spread of COVID-19 in any group, social or public setting, location or event. The use of face coverings is required. Presence at CCSO could increase your risk of contracting COVID-19. CCSO disclaims any liability for exposure to COVID-19 and by your entry or presence at CCSO or county property you voluntarily assume all risks and agree you will not hold CCSO or its related parties liable for any resulting illness or injury.

NOTICE TO DEBTOR, READ THIS SECTION CAREFULLY

- **You should be careful about offers to sell rights to surplus funds.**
- **You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950(4).**

- If you transfer or sell your right to redemption, you might not have the right to surplus funds.

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

Before bidding at the sale a prospective bidder should independently investigate:

- (a) The priority of the lien or interest of the judgment 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.


Interested parties can obtain additional information about this sale, including the creditors written bid (if received), postponements and final sale price by going to www.clackamas.us/sheriff then Units & Services, then click on the dropdown for Popular Services and then Civil Foreclosure Sales.

CONDITIONS OF SALE: All registered bidders are subject to inspection of funds prior to participation in the auction. Individuals without proof of sufficient funds will not be allowed to participate. Only U.S. currency and/or certified cashier's checks made payable to Clackamas County Sheriff's Office will be accepted. Payment must be made in full immediately upon close of the sale. Only the judgment creditor who obtained the writ may credit bid up to the writ amount plus allowable costs. The judgment creditor must have cash or cashier's check in hand for any difference above the amount of the writ and allowable costs.

Judgment Creditor's Attorney:
Timothy J. O'Donnell
O'Donnell Law Office LLC
11073 SE Main Street
Milwaukie, OR 97222

ANGELA BRANDENBURG, SHERIFF
Clackamas County, Oregon

Posted: www.oregonsheriffssales.org

By: 
Adrianna Dominguez,
Sheriff's Management Analyst II