



Clackamas County Sheriff's Office

ANGELA BRANDENBURG
Sheriff

STATE OF OREGON

Court Case No. 17CV03554

County of Clackamas

Sheriff's Case No. 22-20028

NOTICE OF SHERIFF'S SALE (REAL PROPERTY)

On **October 19, 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:

PARCEL I:

A parcel of real property in the Northeast one-quarter of Section 16, Township 2 South, Range 3 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, particularly described as follows:

Beginning at a stone monument at the Northwest corner of the Nathaniel Lamb Donation Land Claim No. 51 ; thence South 88° 52' 28" East along the North line of said claim 976.13 feet to the Northeast corner of the Griffin Tract; thence South 0° 48' 48" West along the East line of the Griffin Tract 2749.58 feet to the true point of beginning of the tract herein described; thence from said true point of beginning North 33° 41' 11" East 780.91 feet to the Southerly line of a 50 foot radius cul-de-sac; thence along the arc of a 50 foot radius curve to the left, through a central angle of 122° 52' 23" (the long chord of which bears North 62° 15' 00" East 87.83 feet) an arc distance of 107.23 feet; thence South 89° 11' 12" East 211.96 feet; thence South 33° 41' 11" West 1313.51 feet to the East line of the Griffin Tract; thence North 0° 48' 48" East along said East line 405.37 feet to the true point of beginning.

PARCEL II:

A tract of land situated in the Southeast one-quarter of Section 16, Township 2 South, Range 3 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Commencing at a stone monument at the Northwest corner of the Nathaniel Lamb Donation Land Claim No. 51; thence South 88° 52' 28" East along the North line of said claim; a distance of 976.13 feet to the Northeast corner of the tract described in

deed to Julius Griffin recorded August 25, 1888 in Book 31, Page 297, Deed Records; thence South 0° 48' 48" West along the East line of the Griffin Tract, a distance of 3254.90 feet; thence North 33° 41' 11" East, a distance of 368.47 feet to the point of beginning of the tract herein to be described; thence continuing North 33° 41' 11" East, a distance of 693.61 feet; thence South 0° 48' 48" west parallel with the East line of said Griffin Tract, a distance of 948.50 feet; thence West a distance of 376.52 feet; thence North 0° 48' 48" East, parallel with the East line of said Griffin Tract a distance of 371.3 feet to point of beginning.

The property is commonly known as: 17700 SE FOREST HILL DRIVE
DAMASCUS, OR 97089

Said sale is made pursuant to a Writ of Execution dated August 18, 2022, issued out of the Circuit Court of the State of Oregon for the County of Clackamas, to me directed where IN THE MATTER OF A FOREIGN JUDGMENT RENDERED IN THE CASE OF: DE LAGE LANDEN FINANCIAL SERVICES, INC., is plaintiff, SHARON NEAL, is assignee of judgment, and OCULUS, INC., AND NATALIA A. NEAL, is/are defendant(s).

Pre-sale registration is required and must be made by emailing ccsocivilsales@clackamas.us.

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 optional. 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 to any resulting illness and 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 creditor's written bid (if received), postponements and final sale price by going to: www.clackamas.us/sheriff then Units & Services, then click on the drop-down 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.

Judgement Creditor's Attorney:
c/o Sharon Neal
Trevor Robins, Attorney
230 NW Division Street
Gresham, OR 97030

ANGELA BRANDENBURG, SHERIFF
Clackamas County, Oregon

Posted at: www.oregonsheriffssales.org

By: _____
ADRIANNA RAMIREZ
MANAGEMENT ANALYST, SENIOR