



# Clackamas County Sheriff's Office

ANGELA BRANDENBURG  
Sheriff

STATE OF OREGON

Court Case No. 17CV00411

County of Clackamas

Sheriff's Case No. 22-20039

## NOTICE OF SHERIFF'S SALE (REAL PROPERTY)

On **December 15, 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:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF CLACKAMAS AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LEGAL SUBDIVISION WHICH BEARS EASTERLY ALONG SAID NORTH LINE 805.00 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID LEGAL SUBDIVISION 760 FEET MORE OR LESS TO A POINT IN THE CENTER LINE OF WEIDERHOLD ROAD (COUNTY ROAD NO. 294); THENCE NORTHEASTERLY AND NORTHERLY TRACING SAID CENTER LINE UP TO THE NORTHEAST CORNER OF SAID LEGAL SUBDIVISION; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LEGAL SUBDIVISION 510.8 FEET MORE OR LESS TO THE POINT OF BEGINNING.

The property is commonly known as: 47155 SE GEORGE ROAD ESTACADA, OR 97023

Said sale is made pursuant to a Writ of Execution dated October 06, 2022, issued out of the Circuit Court of the State of Oregon for the County of Clackamas, to me directed where U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR SPRINGLEAF MORTGAGE LOAN TRUST 2013-2, MORTGAGE-BACKED NOTES, SERIES 2013-2, is plaintiff, and THOMAS F. COLLIER; KAREN K. COLLIER; VELOCITY INVESTMENTS LLC; RODNEY DALTON; PATRICIA DALTON; PARTIES IN POSSESSION, is/are defendant(s).

Pre-sale registration is required and must be made by emailing [ccsocioivsales@clackamas.us](mailto:ccsocioivsales@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 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 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](http://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:  
Janeway Law Firm, LLC  
c/o James A. Craft  
1499 SE Tech Center Place, Suite 255  
Vancouver, WA 98683  
(360) 260-2253

ANGELA BRANDENBURG, SHERIFF  
Clackamas County, Oregon

Posted at: [www.oregonsheriffssales.org](http://www.oregonsheriffssales.org)

By: \_\_\_\_\_  
ADRIANNA RAMIREZ  
MANAGEMENT ANALYST, SENIOR