



CLACKAMAS COUNTY
SHERIFF

Sheriff Angela Brandenburg

Jesse Ashby, Undersheriff

Jenna Morrison, Undersheriff

Brad O'Neil, Undersheriff

STATE OF OREGON

Court Case No. CV13020605

County of Clackamas

Sheriff's Case No. 24-20019

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

On **December 4, 2024, 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 Southeast one-quarter of the Northeast one-quarter and in the Northeast one-quarter of the Southeast one-quarter of Section 2, Township 3 South, Range 5 East, of the Willamette Meridian in the County of Clackamas and State of Oregon, being more particularly described as follows:

Beginning at the East one-quarter corner of said Section 2; thence North 89°58'50" West a distance of 1314.51 feet to a point which bears South 0°35'33" West a distance of 84.30 feet from the Southwest corner of the Southeast one-quarter of the Northwest one-quarter of said Section 2, said point being the Southwest corner of that tract of land described as Parcel III in deed to Edwin T. Cornwell and Iris S. Cornwell recorded April 22, 1975 as Fee No. 75-9846, Clackamas County Deed Records; thence 0°35'33" East a distance of 84.30 feet to the Southwest corner of the Southeast one-quarter of the Northeast one-quarter of said Section 2; thence continuing North 0°35'33" East along the West line of said legal subdivision a distance of 80.70 feet; thence South 29°58'50" East a distance of 1314.71 feet to a point in the East line of said Section 2; thence South 0°39'31" West along said East line a distance of 165.00 feet to the point of beginning.

The property is commonly known as: 49700 SE Wildcat Mountain Drive, Sandy, OR 97055

Said sale is made pursuant to a Writ of Execution dated September 18, 2024, issued out of the Circuit Court of the State of Oregon for the County of Clackamas, to me directed where FEDERAL NATIONAL MORTGAGE ASSOCIATION, is plaintiff, and KIMBERLY L. EVANS; NICK L. EVANS; JOSHUA DALE EVANS N/K/A JOSHUA D TODD; COUNTRYWIDE HOME LOANS, INC.; CAPTIAL ONE BANK USA NA; THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF CERTIFICATEHOLDERS OF THE CWHEQ INC., HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-S2; OCCUPANTS OF THE PROPERTY, is/are defendant(s).

A Tradition of Service Since 1845

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

DOORS OPEN AT 9:15 AM / AUCTION BEGINS AT 10:00 AM

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 prices by going to:

<https://www.clackamas.us/sheriff/civilforeclosuresales.html>

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 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:
McCarthy & Holthus, LLP
c/o Michael Scott
920 SW 3rd Ave., 1st Floor
Portland, OR 97204
(971) 201-3200

ANGELA BRANDENBURG, SHERIFF
Clackamas County, Oregon

By: _____
Adrianna Ramirez
Management Analyst, Senior

Posted at: www.oregonsheriffssales.org