



Clackamas County Sheriff's Office

NOTICE OF SHERIFF'S SALE

On November 15, 2017 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:

Lot 19, REPLAT OF SHADY DELL, County of Clackamas and State of Oregon.
EXCEPT the portion of block 19, lying South of a line drawn between a point on the Westerly line of said Block, which is North 14°30' East, 82.00 feet from the Southwest corner of said Block, and a point on the Easterly line of said Block, which is North 68° East, measured along the Block line, 82.00 feet from the Southeast corner of said Block.

and more commonly known as 32160 S Shady Dell Road Molalla, OR 97038

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

UNKNOWN HEIRS AND DEVISEES OF PHILLIP J KING, DECEASED, VALERIE KING, AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT
HEREIN,

Defendant(s)

Case No. 16CV16039 Execution dated: August 30, 2017

"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

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: Robinson Tait, P.S.
Posted at: www.oregonsheriffssales.org

By: _____

EMILY DELANEY
SHERIFFS ADMIN SPECIALIST

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 Clackamas County Sheriff's Office.