



# Clackamas County Sheriff's Office

## *NOTICE OF SHERIFF'S SALE*

On December 06, 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 13, ESTATES AT PARKSIDE, CITY OF HAPPY VALLEY, CLACKAMAS COUNTY AND STATE OF OREGON.

and more commonly known as 10040 SE 134th Avenue Portland, OR 97236

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:

FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS,

Plaintiff,

v

DANIEL A. WEDIN; KELLI M. WEDIN; WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION, NKA JP MORGAN CHASE; STATE OF OREGON; UNITED STATES OF AMERICA; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 10040 SE 134TH AVENUE, PORTLAND, OR 97236,

Defendant(s)

Case No. CV13080166 Execution dated: October 06, 2017

**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: Aldirdge Pite, LLP  
Posted at: [www.oregonsheriffssales.org](http://www.oregonsheriffssales.org)

By: \_\_\_\_\_

ADRIANNA DOMINGUEZ  
ADMINISTRATIVE ANALYST 1

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.

*"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](http://www.clackamas.us/sheriff)