



# Clackamas County Sheriff's Office

## *NOTICE OF SHERIFF'S SALE*

On January 23, 2018 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:

REAL PROPERTY IN THE COUNTY OF CLACKAMAS, STATE OF OREGON,  
DESCRIBED AS FOLLOWS:

PART OF THE FRANKLIN PIERCE DONATION LAND CLAIM NO. 38, TOWNSHIP 3 SOUTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, BEING A PART OF THE LAND CONVEYED TO E.W. GRIBBON BY DEED RECORDED IN BOOK 197, PAGE 160, DEED RECORDS, IN THE CITY OF ESTACADA, COUNTY OF CLACKAMAS AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GRIBBON TRACT AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO D.S. ESHELMAN AND MARY ESHELMAN, HIS WIFE, BY DEED RECORDED SEPTEMBER 17, 1943, IN BOOK 313, PAGE 432, DEED RECORDS, WHICH BEGINNING POINT IS 223.00 FEET EAST OF THE STONE IN THE CENTER LINE OF SHAFFORD AVENUE AT THE SOUTH LINE OF SECOND STREET, ESTACADA, EXTENDED EASTERLY; THENCE FROM SAID BEGINNING POINT RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID ESHELMAN TRACT AND THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO WILLIAM L. PALMER BY DEED RECORDED MARCH 20, 1945, IN BOOK 341, PAGE 39, DEED RECORDS, A TITLE DISTANCE OF 185.72 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO JAMES R. MARX, ET AL, BY DEED RECORDED JULY 28, 1967, IN BOOK 694, PAGE 296, DEED RECORDS; THENCE EAST ON THE SOUTH LINE OF THE ABOVE MENTIONED MARX TRACT A DISTANCE OF 48.82 FEET TO THE NORTHWEST CORNER OF THE TRACT CONVEYED TO JAMES T. HOHL, ET UX, BY DEED RECORDED AS FEE NO. 74-83870, FILM RECORDS; THENCE SOUTH 4° 18' 50" WEST A DISTANCE OF 85.72 FEET; THENCE SOUTH 89° 27' 20" EAST A DISTANCE OF 15.0 FEET; THENCE SOUTH 4° 18' 50" WEST ALONG THE WEST LINE OF THE TRACT CONVEYED TO SAID HOHL BY DEED RECORDED AS FEE NO. 74-33869, FILM RECORDS, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF SAID GRIBBON TRACT; THENCE NORTH 89° 27' 20" WEST ALONG SAID SOUTH LINE 65.00 FEET TO THE POINT OF BEGINNING.

and more commonly known as 455 SE 4th Ave Estacada, OR 97023

*"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)

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:

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

v

SHARI LINN ANDERSON, AFFIANT AND CLAIMING SUCCESSOR FOR THE ESTATE OF DON E. ANDERSON; SHARI LINN ANDERSON; CAPITAL ONE BANK, USA N. A.; OREGON DEPARTMENT OF HUMAN SERVICES, ESTATE ADMINISTRATION UNIT; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 455 SE 4TH AVE, ESTACADA, OR 97023,

Defendant(s)

Case No. 16CV15475 Execution dated: November 22, 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: Aldridge 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 County of Clackamas/Civil.