

RECEIVED  
CLACKAMAS COUNTY SHERIFF

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5 **IN THE CIRCUIT COURT OF THE STATE OF OREGON**  
6 **FOR THE COUNTY OF CLACKAMAS**

7 PNC BANK, NATIONAL ASSOCIATION,  
8 Plaintiff,

9 v.

10 SHARI LINN ANDERSON, AFFIANT AND  
11 CLAIMING SUCCESSOR FOR THE  
12 ESTATE OF DON E. ANDERSON; SHARI  
13 LINN ANDERSON; CAPITAL ONE BANK,  
14 USA N. A.; OREGON DEPARTMENT OF  
15 HUMAN SERVICES, ESTATE  
16 ADMINISTRATION UNIT; AND ALL  
17 OTHER PERSONS OR PARTIES  
18 UNKNOWN CLAIMING ANY RIGHT,  
19 TITLE, LIEN, OR INTEREST IN THE REAL  
20 PROPERTY COMMONLY KNOWN AS 455  
21 SE 4TH AVE, ESTACADA, OR 97023,  
22 Defendant.

Case No. 16CV15475

**WRIT OF EXECUTION**

23 TO THE CLACKAMAS COUNTY SHERIFF:

24 On October 4, 2017, a Stipulated General Judgment of Foreclosure and Dismissal with  
25 Prejudice of Counterclaims was entered by the Clackamas County Circuit Court, foreclosing  
26 Plaintiff's Deed of Trust and directing that the property subject to the Deed of Trust be sold to  
satisfy the unpaid debt due to Plaintiff.

The mailing address for the judgment creditor is: PNC BANK, NATIONAL ASSOCIATION c/o Aldridge Pite, LLP, 111 SW Columbia St., Ste. 950, Portland, OR 97201.

The real property to be sold at public auction is commonly known as 455 SE 4th Ave, Estacada, OR 97023 ("Subject Property"), and legally described as:

REAL PROPERTY IN THE COUNTY OF CLACKAMAS, STATE OF OREGON,  
DESCRIBED AS FOLLOWS: PART OF THE FRANKLIN PIERCE DONATION LAND

Page 1 – WRIT OF EXECUTION

1 CLAIM NO. 38, TOWNSHIP 3 SOUTH, RANGE 4 EAST OF THE WILLAMETTE  
2 MERIDIAN, BEING A PART OF THE LAND CONVEYED TO E.W. GRIBBON BY DEED  
3 RECORDED IN BOOK 197, PAGE 160, DEED RECORDS, IN THE CITY OF ESTACADA,  
4 COUNTY OF CLACKAMAS AND STATE OF OREGON, MORE PARTICULARLY  
5 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID  
6 GRIBBON TRACT AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND  
7 CONVEYED TO D.S. ESHELMAN AND MARY ESHELMAN, HIS WIFE, BY DEED  
8 RECORDED SEPTEMBER 17, 1943, IN BOOK 313, PAGE 432, DEED RECORDS, WHICH  
9 BEGINNING POINT IS 223.00 FEET EAST OF THE STONE IN THE CENTER LINE OF  
10 SHAFFORD AVENUE AT THE SOUTH LINE OF SECOND STREET, ESTACADA,  
11 EXTENDED EASTERLY; THENCE FROM SAID BEGINNING POINT RUNNING THENCE  
12 NORTH ALONG THE EAST LINE OF SAID ESHELMAN TRACT AND THE EAST LINE  
13 OF THAT TRACT OF LAND CONVEYED TO WILLIAM L. PALMER BY DEED  
14 RECORDED MARCH 20, 1945, IN BOOK 341, PAGE 39, DEED RECORDS, A TITLE  
15 DISTANCE OF 185.72 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF  
16 LAND CONVEYED TO JAMES R. MARX, ET AL, BY DEED RECORDED JULY 28, 1967,  
17 IN BOOK 694, PAGE 296, DEED RECORDS; THENCE EAST

18 ON THE SOUTH LINE OF THE ABOVE MENTIONED MARX TRACT A  
19 DISTANCE OF 48.82 FEET TO THE NORTHWEST CORNER OF THE TRACT  
20 CONVEYED TO JAMES T. HOHL, ET UX, BY DEED RECORDED AS FEE NO. 74-83870,  
21 FILM RECORDS; THENCE SOUTH 4° 18' 50" WEST A DISTANCE OF 85.72 FEET;  
22 THENCE SOUTH 89° 27' 20" EAST A DISTANCE OF 15.0 FEET; THENCE SOUTH 4° 18'  
23 50" WEST ALONG THE WEST LINE OF THE TRACT CONVEYED TO SAID HOHL BY  
24 DEED RECORDED AS FEE NO. 74-33869, FILM RECORDS, A DISTANCE OF 100.00  
25 FEET TO THE SOUTH LINE OF SAID GRIBBON TRACT; THENCE NORTH 89° 27' 20"  
26 WEST ALONG SAID SOUTH LINE 65.00 FEET TO THE POINT OF BEGINNING.

Page 2 – WRIT OF EXECUTION

1 The total amount due and owing on the Judgment as of November 16, 2017;

|                  |                            |                        |
|------------------|----------------------------|------------------------|
| 2 Judgment:      | Unpaid Principal Balance   | \$143,519.88           |
| 3                | Interest from 6/1/2015-    | \$17,316.77            |
| 4                | 5/5/2017                   |                        |
| 5                | Fee and cost               | \$7,679.12             |
| 6 Post-Judgment: | Interest(6.000% on         | \$5,401.73 (5/6/2017 – |
| 7                | \$168,515.77; \$27.70/day) | 11/16/2017)            |

8 **TOTAL: \$173,917.51**

9 In the name of the State of Oregon, you are hereby directed to proceed to notice for sale  
10 and sell the Subject Property. After the sale, you are directed to issue a certificate of sale to the  
11 purchaser and file a return on the writ of execution, depositing the sale proceeds with the Court.  
12 Further, you are directed to execute, after the time for redemption has elapsed, a deed to the  
13 holder of the certificate of sale.

14 *Wendy Watson* Nov 22 2017  
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16 Presented by:  
17 ALDRIDGE PITE, LLP

18 *[Handwritten signature]*

19 Katie L. Riggs, OSB # 095861  
20 (858) 750-7600  
21 (503) 222-2260 (Facsimile)  
kriggs@aldridgepite.com

Court Administrator relies on the information provided by the person seeking issuance of this writ of execution and is not liable for any errors or omissions in the information

COURT CLERK HAS NOT VERIFIED FIGURES IN THIS WRIT. IF YOU HAVE ANY QUESTIONS REGARDING THIS WRIT, PLEASE CONTACT YOUR LEGAL COUNSEL, THE ISSUING ATTORNEY OR THE ISSUING COMPANY. DEBTOR MAY CONTEST THIS WRIT BY FILING A CLAIM OF EXEMPTION.