



Clackamas County Sheriff's Office

NOTICE OF SHERIFF'S SALE

On April 26, 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:

DESCRIBED IN THE DEED OF TRUST AS:

LOT 10, HILL AND VALLEY SUBDIVISION, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON EXCEPT THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10, THENCE NORTH 0 DEGREES 51' EAST ALONG THE WESTERLY LINE OF SAID LOT 10, A DISTANCE OF 131.70 FEET TO A POINT; THENCE EAST 300.00 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF BLUNDELL ROAD (50 FEET WIDE); THENCE SOUTH 0 DEGREES 51' WEST ALONG THE WESTERLY LINE OF SAID ROAD, 130 00 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 10, THENCE ALONG THE SOUTHERLY BOUNDARIES OF SAID LOT 10, AS FOLLOWS: SOUTH 52 DEGREES 02' 30" WEST, 60.00 FEET, SOUTH 70 DEGREES 50' 15" WEST, 50.00 FEET, NORTH 70 DEGREES 15' WEST, 218 15 FEET TO THE POINT OF BEGINNING.

AND MORE ACCURATELY DESCRIBED AS:

LOT 10, HILL AND VALLEY SUBDIVISION, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON EXCEPT THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10, THENCE NORTH 0 DEGREES 51' EAST ALONG THE WESTERLY LINE OF SAID LOT 10, A DISTANCE OF 131.70 FEET TO A POINT; THENCE EAST 300.00 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF BLUNDELL ROAD (50 FEET WIDE); THENCE SOUTH 0 DEGREES 51' WEST ALONG THE WESTERLY LINE OF SAID ROAD, 130.00 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 10, THENCE ALONG THE SOUTHERLY BOUNDARIES OF SAID LOT 10, AS FOLLOWS: SOUTH 52 DEGREES 02' 30" WEST, 60.00 FEET, SOUTH 70 DEGREES 50' 15" WEST, 50.00 FEET, NORTH 70 DEGREES 15' WEST, 218.15 FEET TO THE POINT OF BEGINNING.

and more commonly known as 24705 South Sparrow Court Canby, OR 97013

"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

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:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,

Plaintiff,

v

KEVIN J. COOPER; PAULA L. COOPER; COLUMBIA STATE BANK, SUCCESSOR
BY MERGER WITH COLUMBIA RIVER BANK; PARTIES IN POSSESSION,

Defendant(s)

Case No. 16CV35125 Execution dated: March 02, 2018

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: Shapiro & Sutherland, LLC
Posted at: 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.