



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:

THE EAST ONE-HALF OF THE FOLLOWING DESCRIBED PARCEL OF LAND IN
THE COUNTY OF CLACKAMAS AND STATE OF OREGON:

COMMENCING AT A POINT 20 FEET SOUTH OF THE NORTHEAST CORNER OF
THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF
SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST OF THE WILLAMETTE
MERIDIAN, RUNNING THENCE WEST TRACING THE SOUTH LINE OF THE
COUNTY ROAD 40 RODS; THENCE SOUTH 20 RODS; THENCE EAST 40 RODS TO
THE SECTION LINE; THENCE NORTH ON THE SECTION LINE 20 RODS TO THE
PLACE OF BEGINNING.

and more commonly known as 38100 SE SQUAW MOUNTAIN ROAD ESTACADA, OR
97203, n/k/a 38100 SE Tumala Mountian Rd., Estacada, OR 97203

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

MAXINE E. SHELNUTT; UNKNOWN HEIRS AND DEVISEES OF KENNETH W.
SHELNUTT; RUSSELL L. SHELNUTT; RAYMOND B. SHELNUTT; AND PERSONS
OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN
THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN,

Defendant(s)

Case No. 16CV04000 Execution dated: March 07, 2018

"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: _____

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.