



# Clackamas County Sheriff's Office

## *NOTICE OF SHERIFF'S SALE*

On May 09, 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:

A tract of land being a portion of Lots 1 and 2, Block 24, MILWAUKIE PARK, in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Block 24, MILWAUKIE PARK; thence along the North line thereof, North 89°13'00" East, 50.04 feet; thence South 00°57'15" West, 100.00 feet to the South line of Lot 2, Block 24, MILWAUKIE PARK; thence along South line thereof, South 89°13'00" West, 50.04 feet to the Southwest corner of said Lot 2; thence along the West line of Lot 2 and 1, Block 24, MILWAUKIE PARK, North 00°57'15" East, 100.00 feet to the point of beginning.

and more commonly known as 2256 SE Park Ave Milwaukie, OR 97222

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:

U.S. BANK NATIONAL ASSOCIATION,

Plaintiff,

v

THE ESTATE OF NANCY J. MONACO, DECEASED; UNKNOWN HEIRS AND DEVISEES OF NANCY J. MONACO, DECEASED; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN,

Defendant(s)

Case No. CV13040626 Execution dated: November 17, 2017

*"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)

**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: Malcom & Cisneros, ALC  
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.**