



Clackamas County Sheriff's Office

NOTICE OF SHERIFF'S SALE

On May 16, 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 IN SECTION 21, TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE JOHN GRIBBLE DONATION LAND CLAIM NO. 38, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 86° 30' EAST, 1830.48 FEET AND NORTH 0° 16' 45" EAST, 788.53 FEET FROM THE SOUTHWEST CORNER OF THE JOHN GRIBBLE DONATION LAND CLAIM NO. 38, SAID POINT BEING ON THE WEST LINE OF THAT TRACT DESCRIBED IN CONTRACT TO BRUCE V. DEARDORFF, RECORDED MAY 19, 1971 IN FEE NO. 71-10914; THENCE NORTH 0° 16' 45" EAST ALONG SAID WEST LINE, 325.65 FEET; THENCE SOUTH 88° 32' 10" EAST, 670.15 FEET TO THE WEST LINE OF A ROADWAY DEEDED TO THE PUBLIC, RECORDED APRIL 12, 1973, FEE NO. 73-10928; THENCE SOUTH 0° 17' WEST 326.65 FEET TO A POINT THAT BEARS SOUTH 88° 32' 10" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 88° 32' 10" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 88° 32' 10" WEST, 670.13 FEET TO THE POINT OF BEGINNING.

and more commonly known as 27353 South Primose Path Canby, OR 97013

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

SHANE HESTER; SHELLY L HESTER; AND OCCUPANTS OF THE PREMISES,

Defendant(s)

Case No. CV14120431 Execution dated: March 27, 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: 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.