



Clackamas County Sheriff's Office

NOTICE OF SHERIFF'S SALE

On July 18, 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:

PART OF THE FRANKLIN PIERCE DONATION LAND CLAIM NO. 38, IN TOWNSHIP 3 SOUTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, BEING A PART OF THE LAND CONVEYED TO E.W. GIBBONS, BY DEED RECORDED IN BOOK 197, PAGE 160, DEED RECORDS, IN THE CITY OF ESTACADA, COUNTY OF CLACKAMAS AND STATE OF OREGON.

DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE IN THE CENTER OF THE COUNTY ROAD FROM SPRINGWATER TO CURRINSVILLE, AT THE SOUTH LINE OF SECOND STREET, ESTACADA, PRODUCED, SAID COUNTY ROAD BEING DESIGNED ON THE MAP OF PLAT OF ESTACADA AND ADDITIONS THERETO AS SHAFFORD AVENUE; THENCE NORTH 3°34'1" EAST ALONG THE CENTER LINE OF SAID SHAFFORD AVENUE, A DISTANCE OF 315.15 FEET TO THE NORTHWEST CORNER OF TRACT DESCRIBED IN DEED TO TERRY L. BRISTOW, ET UX, RECORDED SEPTEMBER 12, 1975 AS FEE NO. 75-26282, DEED RECORDS, AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED; THENCE ALONG THE NORTH LINE OF SAID BRISTOW TRACT 105.298 FEET; THENCE SOUTH 3°34'1" WEST PARALLEL WITH THE CENTERLINE OF SAID SHAFFORD AVENUE 100.075 FEET; THENCE WEST 105.298 FEET TO THE CENTERLINE OF SAID SHAFFORD AVENUE; THENCE NORTH 3°34'1" EAST ALONG THE CENTERLINE OF SAID STREET 100.075 FEET TO THE TRUE POINT OF BEGINNING.

AND MORE ACCURATELY DESCRIBED AS:

PART OF THE FRANKLIN PIERCE DONATION LAND CLAIM NO. 38, IN TOWNSHIP 3 SOUTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, BEING A PART OF THE LAND CONVEYED TO E.W. GIBBONS, BY DEED RECORDED IN BOOK 197, PAGE 160, DEED RECORDS, IN THE CITY OF ESTACADA, COUNTY OF CLACKAMAS AND STATE OF OREGON.

DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE IN THE CENTER OF THE COUNTY ROAD FROM

"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

SPRINGWATER TO CURRINSVILLE, AT THE SOUTH LINE OF SECOND STREET, ESTACADA, PRODUCED, SAID COUNTY ROAD BEING DESIGNED ON THE MAP OF PLAT OF ESTACADA AND ADDITIONS THERETO AS SHAFFORD AVENUE; THENCE NORTH 3°34'1" EAST ALONG THE CENTER LINE OF SAID SHAFFORD AVENUE, A DISTANCE OF 315.15 FEET TO THE NORTHWEST CORNER OF TRACT DESCRIBED IN DEED TO TERRY L. BRISTOW, ET UX, RECORDED SEPTEMBER 12, 1975 AS FEE NO. 75-26282, DEED RECORDS, AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED; THENCE ALONG THE NORTH LINE OF SAID BRISTOW TRACT 105.298 FEET; THENCE SOUTH 3°34'1" WEST PARALLEL WITH THE CENTERLINE OF SAID SHAFFORD AVENUE 100.075 FEET; THENCE WEST 105.298 FEET TO THE CENTERLINE OF SAID SHAFFORD AVENUE; THENCE NORTH 3°34'1" EAST ALONG THE CENTERLINE OF SAID STREET 100.075 FEET TO THE TRUE POINT OF BEGINNING.

and more commonly known as 324 SE Shafford Avenue Estacada, OR 97023

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 TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION,

Plaintiff,

v

FRANCES M. HARRINGTON; HOUSEHOLD FINANCE CORPORATION II; PARTIES
IN POSSESSION,

Defendant(s)

Case No. 17CV27001 Execution dated: May 31, 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.