



Clackamas County Sheriff's Office

NOTICE OF SHERIFF'S SALE

On July 31, 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:

LOTS 5 AND 6, DEPEEL TRACTS, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON.

and more commonly known as 18500 S WALDOW RD OREGON CITY, OR 97045

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, N.A.,

Plaintiff,

v

THE ESTATE OF LELA E. VALLANCE; THE UNKNOWN HEIRS, DEVISEES, AND ASSIGNEES OF LELA E. VALLANCE; LOIS Y. CUZZETTO, INDIVIDUALLY AND AS ATTORNEY-IN-FACT FOR LELA E. VALLANCE; CAPITAL ONE BANK (USA); GREENPOINT MORTGAGE FUNDING PORTFOLIO; ASSET SYSTEMS, INC.; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 18500 S WALDOW RD, OREGON CITY, OREGON 97045,

Defendant(s)

Case No. 16CV41975 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: Aldridge Pite, LLP
Posted at: www.oregonsheriffssales.org

By: _____

ADRIANNA DOMINGUEZ
ADMINISTRATIVE ANALYST I

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.

"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