



CLACKAMAS COUNTY
SHERIFF

Sheriff Angela Brandenburg

Jesse Ashby, Undersheriff

Jenna Morrison, Undersheriff

Brad O'Neil, Undersheriff

STATE OF OREGON

Court Case No. 23CV46144

County of Clackamas

Sheriff's Case No. 24-20022

**NOTICE OF SHERIFF'S SALE
(REAL PROPERTY)**

On **January 8, 2025, at 10:00 AM** inside the auditorium of the Clackamas County Sheriff's Office at 9101 SE Sunnybrook Blvd., Clackamas, OR (handicap accessible), I will sell at public oral auction to the highest bidder for cash, or certified check, in hand, the following described real property, subject to redemption, located in Clackamas County, Oregon, to wit:

LOTS 176, 177, 178 AND 179, ESTACADA LAKE, IN THE CITY OF ESTACADA, COUNTY OF CLACKAMAS AND STATE OF OREGON.

The property is commonly known as: 529 SW CEDAR RD, ESTACADA, OR 97023

Said sale is made pursuant to a Writ of Execution dated October 25, 2024, issued out of the Circuit Court of the State of Oregon for the County of Clackamas, to me directed where SUN WEST MORTGAGE COMPANY, INC., is plaintiff, and THE ESTATE OF SHERRIL A. DYSART; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF SHERRIL A. DYSART; JESSICA MARIE HUFFMAN A/K/A LILY HUFFMAN; KAREN SUSANNE DYSART REES; JOSEPH SPENCER DYSART; 1ST SECURITY BANK OF WASHINGTON; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 529 SW CEDAR RD, ESTACADA, OR 97023, is/are defendant(s).

Pre-sale registration is required and must be made by emailing ccsocivilsales@clackamas.us.

DOORS OPEN AT 9:15 AM / AUCTION BEGINS AT 10:00 AM

NOTICE TO DEBTOR, READ THIS SECTION CAREFULLY

- **You should be careful about offers to sell rights to surplus funds.**
- **You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950(4).**
- **If you transfer or sell your right to redemption, you might not have the right to surplus funds.**

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PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

Before bidding at the sale a prospective bidder should independently investigate:

- (a) The priority of the lien or interest of the judgment 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.**

Interested parties can obtain additional information about this sale, including the creditor's written bid (if received), postponements and final sale prices by going to:

<https://www.clackamas.us/sheriff/civilforeclosuresales.html> .

CONDITIONS OF SALE: All registered bidders are subject to inspection of funds prior to participation in the auction. Individuals without proof of sufficient funds will not be allowed to participate. Only U.S. currency and/or certified cashier's checks made payable to Clackamas County Sheriff's Office will be accepted. Payment must be made in full immediately upon close of sale. Only the judgment creditor who obtained the writ may credit bid up to the writ amount plus allowable costs. The judgment creditor must have cash or cashier's check in hand for any difference above the amount of the writ and allowable costs.

Judgment Creditor's Attorney:
Aldridge Pite, LLP
c/o Michael J. Page
1915 NE Stucki Ave., Ste. 400
Hillsboro, OR 97006
(858) 750-7600

ANGELA BRANDENBURG, SHERIFF
Clackamas County, Oregon

By: _____

Adrianna Ramirez
Management Analyst, Senior

Posted at: www.oregonsheriffssales.org