

IT'S HERE!!

Oregon State Sheriffs' Association Offers Website for Posting Sheriff's Notice of Sale!!!



ATTN: Attorneys, Creditors, Debtors... All Citizens

ORS 18.920, ORS 18.924 and 18.926 authorize internet publication of sheriff's sales as an alternative to publishing in a newspaper or on bulletin boards. With the agreement of Oregon Sheriffs, a website has been created by OSSA for these postings, it is now available online at

<http://www.oregonsheriffs.com/sales.htm>

The website will have sheriff's sale information for every county in the state in one convenient location.*

Oregon Sheriffs routinely are found on the steps of the local courthouse conducting public auctions of property pursuant to writs of execution and writs of garnishment. Sheriff's sales have been used in Oregon for collecting judgments since the enactment of the Oregon Practices Act in 1849, and notices of the sales have historically been posted in three public places for personal property or in the legal notices section of the local newspaper for sales of real property.

Even though the number of sheriff's sales has increased due to the economy, the number of bidders showing up at sales has declined to historic lows. In order to increase the number of bidders and obtain more bids, Oregon Sheriffs and the Oregon State Sheriffs' Association asked the legislature for authority to allow online internet postings of sheriff's sales as an alternative to traditional publication methods.

*Under the law, the creditor instructs the sheriff where to publish. As such, every Notice of Sheriff's Sale might not be published on this site. The basic cost to publish a real or personal property sale on the website is a flat \$250.00. In addition to posting the required Notice of Sheriff's Sale, there are options to post photographs. During the required publication period, the property will be posted continuously as defined in statute.

See Reverse for More About the Website

For more information, contact your local Sheriff's Office Civil Division

SHERIFF'S NOTICE OF SALE WEBSITE

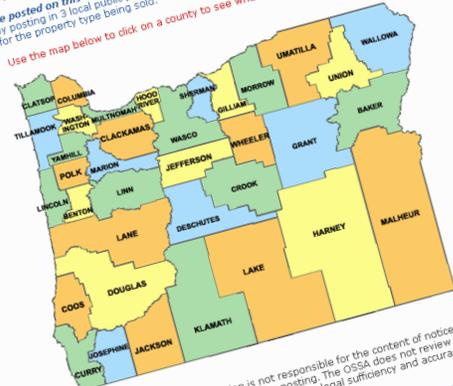
<http://www.oregonsheriffs.com/sales.htm>

SALES BY OREGON COUNTY

OSSA's sole function in relation to Sheriff's Sales of real and personal property is to post legal notices as authorized by ORS 18.924. OSSA has no further information about the items offered for sale, or the case that led to the sale. Please direct all inquiries about pending Sheriff's Sales to the Sheriff's Office or the judgment creditor.

Not all pending Sheriff's Sales are posted on this site. Publishing on this website is in lieu of publishing real property in a local newspaper or advertising personal property by posting in 3 local public places. Current state law provides that the judgment creditor direct the Sheriff which advertising method to use for the property type being sold.

Use the map below to click on a county to see what is advertised for sale.



IMPORTANT NOTICE - The Oregon State Sheriffs' Association is not responsible for the content of notices published on this website. Any errors or omissions are the responsibility of the party requesting the posting. The OSSA does not review or alter documents submitted for our citizens desire to use technology as a source of information. Parties requesting posting should carefully review the document for legal sufficiency and accuracy before submitting to OSSA for posting.

CLACKAMAS COUNTY SHERIFF'S OFFICE



NOTICE OF SHERIFF'S SALE

On the 11th day of July, 2012, at the hour of 9:30 A.M. in accordance with O.R.S. 187.110, in the main entrance to the Clackamas County Courthouse located at 807 Main St., Oregon City (handicap accessible) I will sell at Public Auction to the highest bidder for cash or certified all of the right, title, claim and interest of the within named judgment debtors in the following described real property located in Clackamas County, Oregon to-wit:

Lot 1, Rosemont Ridge Estates, in the City of West Linn, County of Clackamas and State of Oregon and commonly known as 3801 Horton Road, West Linn, OR 97068.

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 HSCB BANK USA NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-1L, plaintiff, and JOSEPH WILSTED, CHERRIE WILSTED AND OCCUPANTS OF THE PREMISES, defendants.

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

- The priority of the lien or interest of the judgment creditor;
- Land use laws and regulations applicable to the property;
- Approved uses for the property;
- Limits on the farming or forest practices on the property;
- Rights of neighboring property owners; and
- Environmental laws and regulations that affect the property.

(Sale will be subject to any and all prior liens of whatsoever nature)

Writ of Execution dated the 31st day of May, 2012.

If you have any questions, please contact Amber at 503-722-2708.

CRAIG ROBERTS, SHERIFF
Clackamas County

METHOD OF PAYMENT AT A SHERIFF'S SALE

PERSONAL PROPERTY

- U.S. Cash only and must be paid in full immediately upon the close of the sale.
- No personal checks, cashier's checks or other forms of payment will be accepted.
- Bidder must have cash in hand at the time of the sale.

REAL PROPERTY

- U.S. Cash or cashier's check only and must be paid in full immediately upon the close of the sale.
- If payment is made by cashier's check, the Sheriff will accept any combination of cashier's checks or cash that is adequate to pay the purchase price.
- Cashier's check must be made payable to the Sheriff and must be drawn on a financial institution that is authorized to do business under the laws of Oregon or the United States.

Bidders should read the Notice of Sale thoroughly.
Contact the Sheriff's Office advertising the notice if you have questions. Contact information is available under each county.

ABOUT THE OREGON SHERIFFS' SALES SITE

Oregon State Sheriffs' Association Legal Notices Website

This website has been established for all Oregon Sheriffs to have an internet site to publish the legal notices required in ORS 18.860 to ORS 18.993. Posting Notices of Sale on this website in lieu of traditional methods allows the notice to reach a larger audience and keeps up with our citizens desire to use technology as a source of information.

- Personal Property** is posted on this site a minimum of a full 10 days prior to the date scheduled for sale.
 - Cost for publication
 - \$250.00 (cost includes up to 2 photos)
 - \$50.00 for up to 4 additional photos
- Real Property** is posted on this site a minimum of a full 28 days prior to the date scheduled for sale.
 - Cost for publication
 - \$250.00 (no photos included)
 - \$50.00 for up to 4 photos

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All property ads posted on this site are published through the Sheriff's Office conducting the sale. ANY questions about a sale or how to publish on this site should be addressed to the Sheriff's Office where the property is located. Contact information is available under each county. Do not contact OSSA.

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See Sheriff's Office Contact Information

All pending Sheriff sales for this county may not be posted on this site. See About this Site for more information.

Sale Date	Property Type	Notice of Sale	Photos
7/3/2012	Real		
7/3/2012	Real	Bank of New York v Buckridge	
7/3/2012	Real	US Bank v Swindoll	
		Wells Fargo v Address	

POSTPONEMENT OR CANCELLATIONS:
At any time before a sale it may be postponed or cancelled from the original date posted here. You may contact the sheriff's office selling the property for the latest information.

Disclosure:
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Contact Linn County Sheriff's Office



Linn County Sheriff's Office
P.O. Box 100 (mailing)
300 SW 4th Ave, Rm 317
Albany, OR 97321

Contact: Tami Wood, Captain, Civil Division
twood@linnsheriff.org
tel: 541-967-3907
fax: 541-924-1925
www.linnsheriff.org

Click on a county to visit that county Sheriff's Sales page, or see the drop-down menu selector below.

Select another county... Go!



Click on the Oregon map (above) to select another county.

For more information, contact your local Sheriff's Office Civil Division