



Tillamook County Sheriff's Office

Sheriff Andy Long

STATE OF OREGON

County of Tillamook

)
)
)

Court Case# 16CV25998

Sheriff's Case# 1701154

NOTICE OF SHERIFF'S SALE (Real Property)

On October 24, 2017, at the hour of 10:00 AM at the Tillamook County Sheriff's Office, 5995 Long Prairie Rd., Tillamook, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Tillamook County Sheriff's Office, subject to redemption, all of the interest which the Defendants had on December 8, 2010, the date of the foreclosed Deed of Trust, and/or all of the interest which Defendants had thereafter in the following described real property:

described in Exhibit "1" attached

The property is commonly known as: 17005 Trask River Road
Tillamook, OR, 97141

Said sale is made pursuant to a Writ of Execution dated June 20, 2017, issued out of the Circuit Court of the State of Oregon for the County of Tillamook where BANK OF AMERICA, N.A. is plaintiff, and JEFFREY L. HUGGINS, aka JEFFREY LOUIS HUGGINS an individual; MARI E. HUGGINS aka MARI ENID HUGGINS an individual; CAPITAL ONE BANK (USA), N.A., a corporation; STATE OF OREGON, a government entity; SECRETARY OF HOUSING AND URBAN DEVELOPMENT, a government entity; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property is defendant.

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 farming or forest practices on the property;
- (e) Rights of neighboring property owners; and
- (f) Environmental laws and regulations that affect the property.

Conditions of Sale: All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without proof of sufficient funds, or that have not qualified before the start of the auction, will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to Tillamook County Sheriff will be accepted. Payment must be made in full immediately upon conclusion of the sale. Only the judgment creditor who obtained the writ may credit bid up to the Writ amount plus allowable costs. The judgment



Tillamook County Sheriff's Office

Sheriff Andy Long

creditor must have cash in hand for any difference above the amount of the Writ and allowable costs.

Interested parties can obtain additional information by going to <http://oregonsheriffsales.org/>

ANDY LONG, Sheriff
Tillamook County, Oregon

A handwritten signature in black ink, appearing to be "B. GANN", written over a horizontal line.

Deputy GANN

PARCEL NO. 1

A tract of land situated in Section 29, Township 1 South, Range 8 West of the Willamette Meridian, in the County of Tillamook, State of Oregon, more particularly described as follows:

Beginning at the quarter Section corner on the North line of Section 29, which said corner in the county road;
thence Westerly following said county road 300 feet;
thence South parallel with the quarter Section line running North and South through the center of said Section 29 to the North bank of the Trask River;
thence following the North bank of the Trask River in an Easterly direction to the said quarter Section line;
thence North along the said quarter Section line to the point of beginning.

EXCEPTING those portions lying within the right of way of the Trask River Road.

PARCEL NO. 2:

Beginning at the quarter Section corner on the North boundary of Section 29, Township 1 South, Range 8 West of the Willamette Meridian, in the County of Tillamook, State of Oregon:

thence South 16 feet to the Southerly right of way line of the new county road;
thence along said road right of way line North 84° 08' East 18 feet to a 1-1/2" iron pipe at the Westerly sideline of that tract conveyed to Norman C. Ross and Myra N. Ross as same is described in Book 234, page 729, Tillamook County Records;
thence along said West sideline South 143 feet, more or less, to the ordinary high water line of the Trask River;
thence Westerly along said waterline to the West line of the Northeast quarter of said Section 29;
thence Northerly along said line to the point of beginning.