



**COLUMBIA COUNTY  
SHERIFF'S OFFICE**  
*Jeffrey M. Dickerson, Sheriff*

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State of Oregon )  
 )  
 County of Columbia ) Court Case #: 15CV33844  
 )  
 ) Sheriff's Case #: 23373

**NOTICE OF SHERIFF'S SALE  
(Real Property)**

On December 6, 2017, at the hour of 11:00AM at the Columbia County Sheriff's Office, Lobby, 901 Port Avenue, Saint Helens, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Columbia County Sheriff's Office, subject to redemption, all of the interest which the defendants had on April 26, 2010, the date of the foreclosed Deed of Trust, and also all of the interest which the defendants had thereafter, in the following described real property:

PARCEL 1: BEGINNING AT THE CORNER COMMON TO SECTIONS 9, 10, 15 AND 16, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE EAST A DISTANCE OF 250 FEET ALONG THE NORTH LINE OF SAID SECTION 15 FOR THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREBIN DESCRIBED; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 15 A DISTANCE OF 245 FEET TO A POINT, THENCE SOUTH A DISTANCE OF 660 FEET TO A POINT; THENCE WEST A DISTANCE OF 245 FEET TO A POINT; THENCE NORTH A DISTANCE OF 660 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO WOLFRAM G. MULLER ET UX BY DEED RECORDED MARCH 27, 1972 IN BOOK 186, PAGE 49, DEED RECORDS OF COLUMBIA COUNTY, OREGON.

PARCEL 2: BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, THAT IS 250 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 15; THENCE SOUTH A DISTANCE OF 379.5 FEET; THENCE WEST A DISTANCE OF 135 FEET; THENCE NORTH A DISTANCE OF

379.5 FEET TO THE SAID NORTH LINE OF SECTION 15; THENCE EAST A DISTANCE OF 135 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO WOLFRAM G. MULLER ET UX BY DEED RECORDED MARCH 27, 1972 IN BOOK 186, PAGE 49, DEED RECORDS OF COLUMBIA COUNTY, OREGON.

THE IMPROVEMENTS THEREON BEING KNOWN AS 31655 DUTCH CANYON ROAD, SCAPPOOSE, OR 97056.

BEING THE SAME PROPERTY CONVEYED BY DEED DATED DECEMBER 4, 2007 FROM KRISTOPHER R. JONES AND JENNIFER L. JONES TO ROBERT PATTERSON AND DEON PATTERSON AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR COLUMBIA COUNTY ON DECEMBER 6, 2007 AT INSTRUMENT #2007-015026.

The property is commonly known as: 31055 Dutch Canyon Rd.  
Scappoose, OR 97056

Said sale is made pursuant to a Writ of Execution in Foreclosure, dated January 31, 2017, issued out of the Circuit Court of the State of Oregon for the County of Columbia where Wilmington Savings Fund Society, FSB, Doing Business As Christiana Trust, Not in Its Individual Capacity but Solely as Legal Title Trustee for Bronze Creek Title Trust 2014-NPL1 is plaintiff, and Robert Patterson; Deon Patterson; George J. Peterson; Commercial Adjustment Company; and All Other Person or Parties Unknown Claiming Any Right, Title, Lien, or Interest in the Real Property Commonly Known as 31055 Dutch Canyon Rd., Scappoose, OR 97056 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 Columbia 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 creditor must have cash in hand for any difference above the amount of the Writ and allowable costs.**

JEFF DICKERSON, SHERIFF  
Columbia County, Oregon

By   
Deputy TS Hald