



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

**Address:** 901 Port Ave. St. Helens, OR 97051  
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State of Oregon ) Court Case #: 15CV19937  
 )  
County of Columbia ) Sheriff's Case #: 22370

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

On November 22, 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 September 23, 2009, 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 a point which is South 70°00' East 237 feet and North 81°00' East 893.2 feet and North 21°00' East 891.00 feet from the Northwest corner of the Southwest quarter of the Northeast quarter of Section 19, Township 7 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, said point being the Northeast corner of the Thomas Abbott Tract as described in Deed Book 135, Page 626, Deed Records of Columbia County, Oregon, and on the West right of way of the Clatskanie Conyers Creek County Road; thence North 69°00' West along the Northerly line of said Abbott Tract a distance of 150.00 feet to the Northwest corner thereof; thence South 46°00' West along the Westerly line of the Abbott Tract a distance of 220.68 feet; thence South 69°00' East a distance of 243.27 feet more or less, to the Westerly right of way of said County Road; thence North 21°00' East along said Westerly right of way distance of 200.00 feet to the point of beginning.

**PARCEL 2:**

Beginning at a point which is South 70°00' East 237 feet and North 81°00' East 893.2 feet and North 21°00' East 891.00 feet from the Northwest corner of the Southwest quarter of the Northeast quarter of Section 19, Township 7 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, said point being the Northeast corner of the Thomas Abbott Tract as described in Deed Book 135, Page 626, Deed Records of Columbia County, Oregon, and on the West right of way of the Clatskanie Conyers Creek County Road; thence North 69°00' West along the Northerly line of said Abbott Tract a distance of 150.00 feet to the Northwest corner thereof; thence South 46°00' West along the Westerly line of the Abbott Tract a distance of 220.68 feet to the true point of beginning of the tract described herein, which point is the Southwest corner of the tract conveyed by Thomas Abbott and Ila Abbott to Simon Keller and Kathryn Keller, husband and wife, by deed dated March 8, 1972 and recorded in Book 185, Page 896 of Deed Records for said County, (in which deed, the Grantees' family name was misspelled as "Kellar"); from the true point of beginning, thence South 69° East along the Southerly line of said Keller Tract a distance of 243.27, feet more or less, to the Westerly right of way line of the Clatskanie Conyers Creek County Road; thence Southerly, along the Westerly right of way line of said Road, a distance of 141.0 feet to a point; thence Northwesterly on a straight line to a point which is South 46°00' West a distance of 141.0 feet from the true point of beginning; thence North 46°00' East a distance of 141.0 feet to the true point of beginning.

The property is commonly known as: 74891 Conyers Creek Rd.  
Clatskanie, OR 97016

Said sale is made pursuant to a Writ of Execution in Foreclosure, dated March 9, 2016, issued out of the Circuit Court of the State of Oregon for the County of Columbia where Ocwen Loan Servicing, LLC is plaintiff, and Tiaunna L. Hendricks; United States of America, Secretary of Urban Housing and Urban Development; Merchants Credit Corporation; Ray Klein, INC.; and Persons or Parties Unknown Claiming Any Right, Title, Lien or Interest in the Property Described in the Complaint Herein 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