



COLUMBIA COUNTY SHERIFF'S OFFICE

Jeffrey M. Dickerson, Sheriff

Address: 901 Port Ave. St. Helens, OR 97051
Phone: (503) 366-4611 Fax: (503) 366-4644
Web Address: www.co.columbia.or.us/sheriff

State of Oregon) Court Case #: 16CV19035
)
County of Columbia) Sheriff's Case #: 23320

NOTICE OF SHERIFF'S SALE (Real Property)

On November 29, 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 January 3, 2006, 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:

BEGINNING AT A POINT WHICH IS SOUTH 89° 59' EAST 650.2 FEET AND SOUTH 1° 38' EAST 734.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, SAID POINT BEING THE NORTHWEST CORNER OF THE CLYDE T. BEISLEY ET UX TRACT AS RECORDED NOVEMBER 22, 1977 IN BOOK 214, PAGE 964, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE SOUTH 1° 38' EAST ALONG THE SUBDIVISION LINE A DISTANCE OF 324.67 FEET; THENCE EAST A DISTANCE OF 509.04 FEET, MORE OR LESS, TO THE WEST LINE OF THE EDWARD DOLE ET UX TRACT AS RECORDED MARCH 29, 1946 IN BOOK 84, PAGE 391, DEED RECORDS OF COLUMBIA COUNTY, OREGON; THENCE FOLLOWING SAID DOLE ET UX TRACT NORTHERLY 294.25 FEET, MORE OR LESS, TO THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID DOLE ET UX TRACT, 215.50 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE CONIBEAR COUNTY ROAD; THENCE NORTH A DISTANCE OF 30.18 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID BEISLEY ET UX TRACT; THENCE NORTH 89° 59' WEST A DISTANCE OF 742.11 FEET TO THE POINT OF BEGINNING

The property is commonly known as: 61853 Conibear Rd.
Saint Helens, OR 97051

Said sale is made pursuant to a Writ of Execution in Foreclosure, dated January 23, 2017, issued out of the Circuit Court of the State of Oregon for the County of Columbia where JPMorgan Chase Bank, National Association is plaintiff, and Jeffery Nehls aka Jeffery D Nehls aka Jeffery David Nehls; Brenda Ann Nehls aka Brenda A Nehls aka Brenda Ann Nehls, Individually and as Guardian of Tracey, Hayley, Crystal, and Aiden Nehls; State of Oregon; Asset Systems Inc.; Cavalry SPV I, LLC; Citifinancial Servicing, LLC; Ray Klein Inc dba Professional Credit Service; First Resolution Investment Corporation; Occupants of 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 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