



**COLUMBIA COUNTY
SHERIFF'S OFFICE**

Jeffrey M. Dickerson, Sheriff

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State of Oregon) Court Case #: 16CV25413
)
County of Columbia) Sheriff's Case #: 23318

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

On November 29, 2017, at the hour of 10:30AM 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 August 14, 2007, 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:

LOT 7, ROSE HEDGE, IN THE CITY OF VERNONIA, COLUMBIA COUNTY, OREGON

The property is commonly known as: 1842 Rose Hedge Court
Vernonia, OR 97064

Said sale is made pursuant to a Writ of Execution in Foreclosure, dated January 9, 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 Michael R. Watrous; Stacey L. Watrous; United States of America; State of Oregon; Brittany Marie Watrous; Parties in Possession 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