



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

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State of Oregon ) Court Case #: 15CV08490  
 )  
County of Columbia ) Sheriff's Case #: 23257

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

On November 15, 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 October 24, 2012, 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:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER 165.0 FEET; THENCE EASTERLY 13.2 FEET TO AN IRON ROD ON THE SOUTHERLY LINE OF THE NEHALEM HIGHWAY, AS SHOWN ON SURVEY NO. 2424, SURVEY RECORDS OF COLUMBIA COUNTY, OREGON, AND THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE SOUTH 78 DEGS. 07' EAST ALONG AN OLD FENCE LINE AS SHOWN ON SAID SURVEY 739.96 FEET TO AN IRON ROD SET IN SAID SURVEY; THENCE NORTH 12 DEGS. 44' WEST 474.29 FEET TO AN IRON ROD SET ON THE SOUTHERLY LINE OF SAID NEHALEM HIGHWAY; THENCE SOUTH 63 DEGS. 24' WEST ALONG THE SOUTHERLY LINE OF SAID NEHALEM HIGHWAY 692.9 FEET TO THE TRUE POINT OF BEGINNING.

The property is commonly known as: 61116 Nehalem Hwy N.  
Vernonia, OR 97064

Said sale is made pursuant to a Writ of Execution in Foreclosure, dated November 4, 2016, issued out of the Circuit Court of the State of Oregon for the County of Columbia where Bayview Loan Servicing, LLC is plaintiff, and Rory F. Blumenschein; Bethany M. Blumenschein; Administrator of the U.S. Small Business Administration; and All Other Persons or Parties Unknown Claiming any Right, Title, Lien, or Interest in the Real Property Commonly Known as 61116 Nehalem Hwy N, Vernonia, OR 97064 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