



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

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State of Oregon) Court Case #: 15CV17326
)
County of Columbia) Sheriff's Case #: 23261

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

On November 29, 2017, at the hour of 10:00AM 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 February 18, 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:

A part of Tracts 43, 44 and 58, BOULEVARD ACRES, in the City of Rainier, County of Columbia and State of Oregon, described as follows:

BEGINNING at the Northwest corner of Tract 58, BOULEVARD ACRES;
Thence Easterly along the North line of said Tract 58 a distance of 123 feet to the Northeast corner of tract conveyed to Donald R. Stoken by deed recorded September 15, 1978 in Book 219, page 951, Deed Records of Columbia County, Oregon and the TRUE POINT OF BEGINNING;
Thence East along said North line to the Northwest corner of tract conveyed to Merl H. Johnstun, et ux, by deed recorded November 9, 1978 in Book 220, page 819, Deed Records;
Thence along the West line of said Johnstun tract South 8° 22' West 100 feet;
Thence South 81° 22' East to the Easterly line of said Tract 58;
Thence North 8° 22' East along said Easterly line to the Southerly line of tract conveyed to William A. Corn, et ux, by contract recorded May 3, 1979 in Book 223, page 634, Deed Records;
Thence South 68° 30' East, along the Southerly line of said Corn tract to the Southeast corner of said Corn tract, said point being on the Westerly line of Maple Drive as shown on Survey No. 2982A, Survey Records of Columbia County, Oregon;
Thence South 38° 29' 00" West along said Westerly line 217.04 feet to the Northeast corner of tract conveyed to Calvin Hempel, et ux, by deed recorded October 6, 1975 in Book 202, page 920, Deed Records;
Thence North 82° 44' 25" West along the North line of said Hempel tract 158.62 feet to a point on the line between Tracts 44 and 45 of said BOULEVARD ACRES;
Thence Northerly to the Northwest corner of said Tract 44;
Thence Northerly parallel with the Westerly line of said Tract 58, a distance of 213.5 feet, more or less, to the TRUE POINT OF BEGINNING.

The property is commonly known as: 30036 Maple Drive
Rainier, OR 97048

Said sale is made pursuant to a Writ of Execution in Foreclosure, dated November 16, 2016, issued out of the Circuit Court of the State of Oregon for the County of Columbia where Bank of America, N.A. is plaintiff, and Brett C. Harsha; Lorraine Rae Harsha; State of Oregon Department of Revenue; 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