



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

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State of Oregon ) Court Case #: 15CV32178  
 )  
County of Columbia ) Sheriff's Case #: 23258

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

On November 15, 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 November 24, 2010, 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: A part of the tract described deed from John O. Curteman and wife to George Cielborne Crook and Claire Thomen Crook, recorded June 22, 1944 in Book 74, page 579, Deed Records of Columbia County, Oregon, being a part of the Benjamin D. Stevens Donation Land Claim in Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of the Columbia River Highway, said point being North 60°18' West 70.80 feet and South 21°05' West 175.5 feet from the Southeast corner of Tract No. 19, Mountain View, in Section 17, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon; thence North 60°18' West a distance of 290.0 feet; thence South 21°05' West a distance of 115.0 feet; thence South 60°18' East a distance of 290.0 feet to the Westerly right of way line of said Highway; thence North 21°05' East along said Westerly right of way line of said Highway a distance of 115.0 feet to the point of beginning. EXCEPTING THEREFROM that portion conveyed to State of Oregon, by and through its Department of Transportation, recorded November 4, 1994 as Fee Number 94-10654, Deed Records of Columbia County, Oregon.

PARCEL 2: Beginning at a point which is North 60°18' West 70.8 feet and South 21°05' West 175.5 feet from the Southeast corner of Tract No. 19, Mountain View as per plat on file and of record in the Clerk's office of Columbia County, Oregon; said point being the Northeasterly corner of that property of W. J. Burgan and Edith Burgan as recorded in Book 94 page 568, Deed Records of Columbia County, Oregon, said point being in Section 17, Township 4 North, Range 1 West of the Willamette Meridian; and thence North 21°05' East a distance 6.0 feet; thence North 60°18' West a distance of 290.0 feet; thence South 21°05' West a distance of 6.0 feet; thence South 60°18' East a distance of 290.0 feet to the point of beginning. EXCEPTING THEREFROM that portion conveyed to State of Oregon, by and through its Department of Transportation, recorded November 4, 1994 as Fee Number 94-10654, Deed Records of Columbia County, Oregon.

The property is commonly known as: 57671 Columbia River Highway  
Warren, OR 97053

Said sale is made pursuant to a Writ of Execution in Foreclosure, dated October 25, 2016, issued out of the Circuit Court of the State of Oregon for the County of Columbia where Federal National Mortgage Association ("Fannie Mae"), A Corporation Organized and Existing under the Laws of the United States of America is plaintiff, and The Unknown Heirs and Devisees of Mickey Heroux; Kristi Heroux, Marylyn Boggs; 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 BT Hald  
Deputy TS Hald