



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

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State of Oregon) Court Case #: 14CV18092
)
County of Columbia) Sheriff's Case #: 23256

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

On November 15, 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 March 26, 1990, 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 NORTH 0° 39' WEST 203.3 FEET AND NORTH 89° 21' EAST 302.68 FEET AND NORTH 13° 04' WEST 42.25 FEET AND NORTH 41° 44' WEST 110.0 FEET FROM THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE NORTH 41° 44' WEST ALONG THE CENTERLINE OF SCAPPOOSE CREEK A DISTANCE OF 110.0 FEET; THENCE NORTH 61° 38' EAST A DISTANCE OF 191.16 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SCAPPOOSE VERNONIA HIGHWAY; THENCE FOLLOWING SAID RIGHT OF WAY ALONG THE ARC OF A 3244.17 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS SOUTH 41° 26' EAST 119.19 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 64° 20' WEST A DISTANCE OF 192.89 FEET TO THE POINT OF BEGINNING.

The property is commonly known as: 32074 Scappoose Vernonia Highway
Scappoose, OR 97056

Said sale is made pursuant to a Writ of Execution in Foreclosure, dated October 28, 2016, 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 The Estate of Irene L. Wright; The Unknown Heirs and Assigns of Irene L. Wright; The Unknown Devisees of Irene L. Wright; Larry D. Wright; Kim Lee Wright; and All Other Persons or Parties Unknown Claiming Any Right, Title, Lien, or Interest in the Real Property Commonly Known as 32074 Scappoose Vernonia Highway, Scappoose, OR 97056 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