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

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State of Oregon	)	Court Case #: 16CV06917
	)	
County of Columbia	)	Sheriff's Case #: 23382

NOTICE OF SHERIFF'S SALE
(Real Property)

On December 20, 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 January 11, 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:

PARCEL 1: A tract of land in the Southwest quarter of Section 29, Township 7 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon, more particularly described as follows, to-wit:

Beginning at the Southwest corner of said Section 29; thence North 1°20'13" East along the West line of said Section 29, 562.02 feet to the true point of beginning of the following described tract, said point being the Northwest corner of the Ruth B. Broekman tract as described in deed recorded September 29, 1971 in Book 183, page 794, Deed Records of Columbia County, Oregon; thence East 728.75 feet to a point on the centerline of an existing road easement, said road being 60 feet in width and shown on Survey #2747, Survey Records of Columbia County, Oregon; thence on a curve left, along said centerline, 15.92 feet to a point of tangent, said curve having a radius of 326.84 feet and a delta of 2°44'37"; thence North 5°24'30" East 161.63 feet to a point; thence on a curve to the left, along said centerline, 121.82 feet to a point, said curve having a radius of 389.65 feet and a delta of 17°54'48"; thence leaving said centerline, West a distance of 731.04 feet to a point on the West line of said Section 29; thence South 1°20'13" West along the West line of said Section 29, 298.0 feet to the true point of beginning. EXCEPTING THEREFROM, a 30 foot road easement along the Easterly line of the above described tract as shown on Survey #2747, Survey Records of Columbia County, Oregon.

PARCEL 2: A non-exclusive easement and right of way over a tract of land located and laid out for a 60 foot road easement for ingress and egress in the Southwest quarter of Section 29, Township 7 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon, being 30 feet on each side of the following described centerline:

Beginning at a the Southwest corner of said Section 29; thence North 89°37'39" East a distance of 456.65 feet to point of intersection of the South line of said Section 29 and the centerline of the road easement herein described, said point being the true point of beginning of said easement; thence North 14°39'26" East a distance of 145.52 feet to a point; thence on a curve to the right having a delta of 35°09'24" and a radius of 507.03 feet, for an arc distance of 258.39 feet; thence on a curve to the left, having a delta of 44°24'30" and a radius of 326.84 feet, for an arc distance of 253.32 feet; thence North 5°24'30" East a distance of 161.63 feet to a point; thence on a curve to the left, having a delta of 28°47'15" and a radius of 389.65 feet, an arc distance of 195.77 feet to a point; thence North 23°22'45" West a distance of 139.10 feet to a point; thence on a curve to the right, having a delta 113°27'30", and a radius of 40 feet, an arc distance of 75.37 feet to a point; thence North 88°50'30" East a distance of 335.42 feet to a point; thence on a curve to the right, having delta of 29°09'30" and a radius of 300 feet an arc distance of 152.68 feet to a point; thence South 62°00' East 330 feet to a point; thence on a curve to the right, having a delta of 29°00' and a radius of 300 feet, an arc distance of 151.83 feet to a point; thence South 33°00' East a distance of 160.0 feet to a point; thence on a curve to the left having a delta of 123°09'30" and a radius of 150 feet, for an arc distance of 322.73 feet to a point; thence North 26°09'30" East a distance of 180 feet to a point; thence on a curve to the left having a delta of 42°30' and a radius of 200 feet for an arc distance of 148.35 feet to a point; thence North 20°01'35" West a distance of 264.58 feet to a point on the Westerly right of way line of the Hutchinson County Road No. 134 and the terminus of the centerline of this easement, the Westerly line of said easement continuing North 20°01'35" West to point of intersection with the Westerly line of Hutchinson County Road, all as shown Survey #2750 and #2747, Survey Records of Columbia County, Oregon.

The property is commonly known as: 29157 Thistle Hill Rd.

Rainier, OR 97048

Said sale is made pursuant to a Writ of Execution in Foreclosure, dated January 31, 2017, issued out of the Circuit Court of the State of Oregon for the County of Columbia where Citibank, N.A. as Successor Trustee to US Bank, National Association as Trustee Under the No. Pooling and Servicing Agreement Date as of July 1, 2007 Mastr Adjustable Rate Mortgages Trust 2007-HF2-Mortgage Pass Through Certificates, Series 2007-HF2 is plaintiff, and The Estate of Thomas M. Scrichfield, Deceased; The Unknown Heirs and Devisees of Thomas M. Scrichfield, Deceased; Jeanette Scrichfield; Kelly Scrichfield; Mark Scrichfield; Ryan Scrichfield; Natalie Sutton; and Person 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