



# SHERIFF

## Tillamook County Sheriff's Office

5995 Long Prairie RD, Tillamook, OR, 97141

STATE OF OREGON

County of Tillamook

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Court Case# 16CV05249

Sheriff's Case# 1701501

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

On December 19, 2017, at the hour of 10:00 AM at the Tillamook County Sheriff's Office, 5995 Long Prairie Rd., Tillamook, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Tillamook County Sheriff's Office, subject to redemption, all of the interest which the Defendant had on February 6, 2013, the date of the foreclosed Deed of Trust, and/or all of the interest which Defendants had thereafter in the following described real property:

described in Exhibit "1" attached hereto

The property is commonly known as: 54655 Cascade Trace Road  
Neskowin, OR, 97149

Said sale is made pursuant to a Writ of EXECUTION dated June 1, 2017, issued out of the Circuit Court of the State of Oregon for the County of TILLAMOOK where LAKEVIEW LOAN SERVICING, LLC is plaintiff, and ESTATE OF SUSAN LENORE CHRUSOSKIE aka SUSAN L. CHRUSOSKIE, an Estate; ANITA CHRUSOSKIE-GRANADO, trustee; AMANADA CHRUSOSKIE, heir; CHELSEA LIBEY, heir; JOHNATHAN CHRUSOSKIE aka JOHNATHAN CHRUSOSKIE-GRANDAO, heir; GABRIELE GUZMAN, heir; UNKNOWN HEIRS OF SUSAN LENORE CHRUSOSKIE aka SUSAN L. CHRUSOSKIE, unknown individuals; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to 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 Tillamook 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**



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**creditor must have cash in hand for any difference above the amount of the Writ and allowable costs.**

Interested parties can obtain additional information by going to  
<http://www.co.tillamook.or.us/gov/Jail/PropertySales.htm>

ANDY LONG, Sheriff  
Tillamook County, Oregon

By

  
Deputy GANN

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LOTS 3, 4 AND 5, BLOCK 5, SILVER VALLEY MOBILE RANCH, IN TILLAMOOK COUNTY, OREGON,  
ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT 2A, PAGE 130, TILLAMOOK  
COUNTY RECORDS.

TOGETHER WITH AN EASEMENT OVER AND ACROSS THE FOLLOWING PROPERTY:

BEGINNING AT THE WEST SIDE OF HIGHWAY NO. 101;

THENCE WEST ALONG THE NORTH PROPERTY LINE OF THE SOUTHWEST QUARTER OF THE  
SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 10 WEST OF THE  
WILLAMETTE MERIDIAN, IN TILLAMOOK COUNTY, OREGON; AND EXTENDING TO THE  
NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH,  
RANGE 10 WEST OF THE WILLAMETTE MERIDIAN, IN TILLAMOOK COUNTY, OREGON.