



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# 16CV12151

Sheriff's Case# 1701505

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 that the Defendant had on or about 4/17/2010, the date of the Deed of Trust, and also the interest that the Defendant had thereafter in the following described real property:

See attached Exhibit 1

The property is commonly known as: 10000 Pine Ridge Drive
Manzanita, OR, 97130

Said sale is made pursuant to a Writ of Execution dated September 7, 2017, issued out of the Circuit Court of the State of Oregon for the County of Tillamook where WELLS FARGO BANK, NA is plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF ARTHUR BLANDING; JANET E. BLANDING; JUDITH E. HATHAWAY aka JUDITH E. BLANDING; PINE RIDGE OWNERS ASSOCIATION, INC; 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 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 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>



SHERIFF

Tillamook County Sheriff's Office

5995 Long Prairie RD, Tillamook, OR, 97141

ANDY LONG, Sheriff
Tillamook County, Oregon

By


Deputy GANN

EXHIBIT "1"

LOT 102, PINE RIDGE UNIT 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED JUNE 28, 2000, IN PLAT CABINET B-663, RECORDS OF TILLAMOOK COUNTY, OREGON, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS PINE RIDGE LANE, PONDEROSA LOOP, PINE RIDGE DRIVE, LODGEPOLE DRIVE, SHOREPINE DRIVE, PINYON DRIVE AND SHOREPINE COURT AS DISCLOSED BY SAID SUBDIVISION PLAT.