



COLUMBIA COUNTY SHERIFF'S OFFICE

Jeffrey M. Dickerson, Sheriff

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State of Oregon) Court Case #: 15CV33197
)
County of Columbia) Sheriff's Case #: 23587

NOTICE OF SHERIFF'S SALE (Real Property)

On February 7, 2018, 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 April 11, 2005, 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:

A tract of land situate in the West half of the Southeast quarter of Section 26, Township 7 North, Range 3 West, Willamette Meridian, described in the public records as the following 2 parcels:

PARCEL 1:
BEGINNING at a point on the West Section line of Section 26, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon, that is 1600 feet North of the Southwest corner of said Section 26;
Thence Easterly and parallel to the South Section line of said Section 26 to point of intersection with the Westerly right-of-way line of Apiary-Market County Road;
Thence following along Westerly line of said county road in a Northerly direction to the Southeast corner of the Terry Allen Chapman, et ux, tract as described in Deed recorded June 15, 1977 in Book 212, Page 272, Deed records of Columbia County, Oregon;
Thence West, along the South line of said Chapman et ux tract, to the West line of said Section 26;
Thence South, along the West line of said Section 26; a distance of 365 feet to the POINT OF BEGINNING.

PARCEL 2:
BEGINNING at a point on the Westerly line of Section 26, Township 7 North, Range 3 West, Willamette Meridian, Columbia County, Oregon, which is in the center of the Joseph Hackenberg driveway and which is also approximately 1310 feet North of the Southwest corner of said Section 26;
Thence following the center line of Hackenberg driveway, Easterly to center of the Apiary-Market County Road;
Thence following the center of said County Road Northerly to the South line of tract of land conveyed to Arvel Chapman, et ux, by deed recorded December 15, 1976 in Book 209, Page 235, Deed Records of Columbia County, Oregon;
Thence Westerly, along the Southerly line of the Arvel Chapman, et ux, tract, to the West Section line;
Thence South, along the Westerly line of said Section 26, to the PLACE OF BEGINNING.

The property is commonly known as: 73345 Apiary Road
Rainier, OR 97048

Said sale is made pursuant to a Writ of Execution in Foreclosure, dated March 23, 2017, issued out of the Circuit Court of the State of Oregon for the County of Columbia where The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders fo the CWABS, INC., Asset-Backed Certificates, Series 2005-4 is plaintiff, and John Hein; T.J. Hein aka Teresa J. Hein; E*Trade Bank; Bank of America, N.A.; HSBC Bank Nevada NA; Discover Bank; Calvary Portfolio Services, LLC; Dickinson Financial LLC; Dynamic Strategies, INC.; Asset Acceptance, LLC; and Persons 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