



COLUMBIA COUNTY SHERIFF'S OFFICE

Jeffrey M. Dickerson, Sheriff

Address: 901 Port Ave. St. Helens, OR 97051
Phone: (503) 366-4611 **Fax:** (503) 366-4644
Web Address: www.co.columbia.or.us/sheriff

State of Oregon) Court Case #: 16CV08038
)
County of Columbia) Sheriff's Case #: 23427

NOTICE OF SHERIFF'S SALE (Real Property)

On January 31, 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 August 22, 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:

**A PARCEL IN THE JOHN MCNULTY DONATION LAND CLAIM IN SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS NORTH 20° 59' EAST 162.1 FEET AND NORTH 69° 01' WEST 50.0 FEET FROM THE SOUTHWESTERLY CORNER OF BLOCK 3, GOLF CLUB ADDITION TO ST. HELENS, SAID POINT BEING AN IRON PIPE SET ON THE WESTERLY RIGHT OF WAY LINE OF KAVANAUGH AVENUE; THENCE NORTH 69° 01' WEST A DISTANCE OF 86.9 FEET; THENCE NORTH 9° 29' EAST A DISTANCE OF 31.8 FEET; THENCE NORTH 13° 14' WEST A DISTANCE OF 81.1 FEET; THENCE NORTH 30° 00' WEST A DISTANCE OF 13.0 FEET TO AN IRON PIPE ON THE SOUTHERLY BANK OF MCNULTY CREEK; THENCE NORTH 48° 44' WEST A DISTANCE OF 7.38 FEET TO A POINT IN THE CENTER OF SAID MCNULTY CREEK; THENCE DOWN SAID CENTER OF MCNULTY CREEK AS FOLLOWS: NORTH 23° 40' WEST 60.0 FEET; THENCE NORTH 35° 54' WEST 119.93 FEET; NORTH 54° 06' EAST 25.0 FEET; NORTH 85° 28' EAST 28.89 FEET; SOUTH 62° 17' EAST 162.22 FEET; NORTH 79° 48' EAST 56.33 FEET; NORTH 81° 17' EAST 56.85 FEET TO THE NORTHWEST CORNER OF SAID GOLF CLUB ADDITION; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF KAVANAUGH AVENUE, SOUTH 20° 59' WEST A DISTANCE OF 288.92 FEET TO THE POINT OF BEGINNING.**

The property is commonly known as: 58605 Kavanaugh Street
St. Helens, OR 97051

Said sale is made pursuant to a Writ of Execution in Foreclosure, dated September 13, 2017, issued out of the Circuit Court of the State of Oregon for the County of Columbia where Specialized Loan Servicing, LLC, its Successors in Interest and/or assigns, is plaintiff, and David A. Morrisson; Marion and Polk Schools Credit Union, A Corporation; and Occupants of the Premises 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