



# COLUMBIA COUNTY SHERIFF'S OFFICE

*Jeffrey M. Dickerson, Sheriff*

**Address:** 901 Port Ave. St. Helens, OR 97051  
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State of Oregon ) Court Case #: 132693  
 )  
County of Columbia ) Sheriff's Case #: 23552

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

On January 24<sup>th</sup>, 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 February 20, 2009, 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:

BEGINNING AT A POINT THAT IS SOUTH 616.3 FEET AND EAST 1,087.5 FEET FROM THAT CORNER OF THE AARON BROYLES DONATION LAND CLAIM THAT IS GIVEN AS 13 CHAINS WEST FROM THE SOUTHEAST CORNER OF SAID DONATION LAND CLAIM IN SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; THENCE SOUTH 34 DEGREES 59' WEST 269 FEET TO THE SOUTHEAST CORNER OF LOT 9 OF THE SUBDIVISION OF DUBOIS ACREAGE WHICH IS THE BEGINNING POINT OF THE TRACT HEREIN DESCRIBED; THENCE RUNNING NORTH 54 DEGREES 48' WEST A DISTANCE OF 87 FEET; THENCE NORTH 35 DEGREES 12' EAST A DISTANCE OF 50 FEET TO A POINT; THENCE SOUTH 54 DEGREES 48' EAST 86.8 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 9 THAT IS 50 FEET FROM THE PLACE OF BEGINNING; THENCE SOUTH 34 DEGREES 59' WEST 50 FEET TO THE POINT OF BEGINNING.

The property is commonly known as: 425 Crouse Way  
Saint Helens, OR 97051

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 Wilmington Trust, Not in its Individual Capacity but Solely as Trustee for the VM Trust Series 1, a Delaware Statutory Trust, Its Successor in Interest and/or Assigns, is plaintiff, and Ronald, R. Ridenour; Hyla M. Ridenour; 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 \_\_\_\_\_  
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