



COLUMBIA COUNTY SHERIFF'S OFFICE

Jeffrey M. Dickerson, Sheriff

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State of Oregon) Court Case #: 15CV01199
)
County of Columbia) Sheriff's Case #: 23550

NOTICE OF SHERIFF'S SALE (Real Property)

On January 17, 2018, at the hour of 10:30AM 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 May 5, 2010, 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 on the North line of Myrtle Street in the City of Scappoose, Columbia County, Oregon, that is 749.1 feet South and 1,438.3 feet, West and North 3°34'30" West, 297.9 feet from the East quarter corner of Section 12, Township 3 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, said point being the Northwest corner of tract conveyed to City of Scappoose, by deed recorded April 26, 1988 in Book 161, page 484, Deed Records of Columbia County, Oregon; thence North 86°25'30" East, along the North line of Myrtle Street, 25.00 feet to the true point of beginning of the parcel herein described; thence North 86°25'30" East, along the North line of Myrtle Street, a distance of 75.00 feet; thence North 3°34'30" West, a distance of 100.00 feet; thence South 86°25'30" West, a distance of 75.00 feet; thence South 3°34'30" East, a distance of 100.00 feet to the true point of beginning.

The property is commonly known as: 33733 SE Myrtle Street
Scappoose, OR 97056

Said sale is made pursuant to a Writ of Execution in Foreclosure, dated February 17, 2017, issued out of the Circuit Court of the State of Oregon for the County of Columbia where Bank of America, N.A. is plaintiff, and Larry Jonathan Vanderhoof, an individual; Debra Sue Vanderhoof, an individual; 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 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