



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# 16CV41370

Sheriff's Case# 1701735

NOTICE OF SHERIFF'S SALE (Real Property)

On February 6, 2018, 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 which the Defendants had on October 20, 2007, the date of the foreclosed Deed of Trust and/or all of the interest which Defendants had thereafter in the following described real property:

Exhibit "1" attached hereto

The property is commonly known as: 210 MILLER AVENUE
TILLAMOOK, OR, 97141

Said sale is made pursuant to a Writ of Execution dated September 14, 2017, issued out of the Circuit Court of the State of Oregon for the County of Tillamook where CIT BANK, N.A. is plaintiff, and ESTATE OF JOSEPH F. DUCHAM, JR., an Estate; SUZANNE COLETTI, an heir; UNKNOWN HEIRS OF JOSEPH F. DUCHAM, JR., unknown heirs; 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 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.



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Interested parties can obtain additional information by going to
<http://www.co.tillamook.or.us/gov/Jail/PropertySales.htm>

ANDY LONG, Sheriff
Tillamook County, Oregon

By

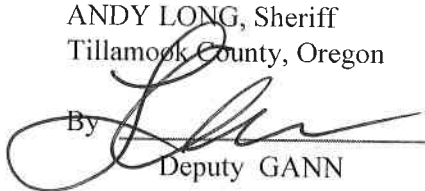

Deputy GANN

EXHIBIT 1

EXHIBIT "A"
LEGAL DESCRIPTION

The East 43 feet of Lot 10, Block 1, H. F. GOODSPEED'S ADDITION TO THE CITY OF TILLAMOOK, Tillamook County, Oregon.