



# 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# 16CV19267

Sheriff's Case# 1800060

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

On February 27, 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 that the Defendant had on or about August 19, 2008, the date of the Deed of Trust, and also the interest that the Defendant had thereafter in the following described real property:

See attached Exhibit 1, APN/Parcel #R3N10 24CB 01600

The property is commonly known as: 16435 McDonald Road  
Nehalem, OR, 97131

Said sale is made pursuant to a Writ of Execution in Foreclosure dated December 12, 2017, issued out of the Circuit Court of the State of Oregon for the County of Tillamook where FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA is plaintiff, and BRIAN D. BAILEY AKA BRIAN DONELL BAILEY; REBECAH D. BAILEY AKA REBECAH DEANNE BAILEY; OCCUPANTS OF 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

The South 50 feet of even width of the following described real property:  
A portion of Lot 4, Section 24, Township 3 North, Range 10 West of the Willamette Meridian in Tillamook County, Oregon, more particularly described as follows: Beginning at a point on the West edge of the county road which is North 1325.6 feet and West 1355.4 feet from the quarter Section corner of Sections 24 and 25; thence North 11°18' West 244.7 feet along said county road; thence North 17°23' West 227.6 feet; thence North 28°37' West 130.2 feet; thence North 45°50' West 204.6 feet; thence North 50°27' West 365.9 feet; thence South 39°33' West 9.3 feet to a ½" by 30" iron pipe on the bank of the Nehalem River; thence Southeasterly along the Nehalem River 1125 feet, more or less, to a ½" by 30" iron pipe on its bank; thence North 82°42' East 101.0 feet to a ½" by 30" iron pipe; thence North 82°42' East 9.4 feet to the point of beginning, EXCLUDING county road right of way.