



**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](http://www.co.columbia.or.us/sheriff)

State of Oregon )  
County of Columbia )  
Court Case #: 14CV02058  
Sheriff's Case #: 23739

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

On March 14, 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 28, 2003, 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:

LOT 3, BLOCK 2, ALDERCREST, IN THE CITY OF RAINIER, COLUMBIA COUNTY, OREGON.  
EXCEPTING THEREFROM THAT PORTION CONVEYED TO PHILIP ALEXANDER ET UX, BY DEED RECORDED APRIL 15, 1997 AS FEE NUMBER 97-03882, RECORDS OF COLUMBIA COUNTY, OREGON.

The property is commonly known as: 75100 Neer Way  
Rainier, OR 97048

Said sale is made pursuant to a Writ of Execution in Foreclosure, dated July 19, 2017, issued out of the Circuit Court of the State of Oregon for the County of Columbia where Ditech Financial LLC f/k/a Green Tree Servicing LLC is plaintiff, and Robert A. Herren, Jr.; Goldina R. Herren; Charter One Bank, N.A.; Sherwin-Williams Company; Capital One Bank USA N.A.; Discover Card; RBS Citizens, N.A.; and All Other Persons or Parties Unknown Claiming any Right, Title, Lien, or Interest in the Real Property Commonly Known as 75100 Neer Way, Rainier, OR 97048, is defendant.

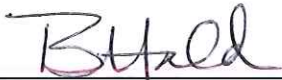
**PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY**

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