



**COLUMBIA COUNTY
SHERIFF'S OFFICE**
Jeffrey M. Dickerson, Sheriff

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State of Oregon) Court Case #: 14CV03273
)
County of Columbia) Sheriff's Case #: 23744

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

On March 21, 2018, at the hour of 11:00AM 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 September 15, 2006, 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 6, BLOCK 45, CITY OF COLUMBIA CITY, COLUMBIA COUNTY, OREGON

The property is commonly known as: 1805 3rd Street
Columbia City, OR 97018

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 The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificate Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-21 is plaintiff, and Roel Miranda; Lynda M. Miranda; Rachael C. Smith; Advantage Credit & Collections; Ray Klein, Inc., d/b/a Professional Credit Service; 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 _____
Deputy TS Hald