



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# 16CV41582

Sheriff's Case# 1800228

NOTICE OF SHERIFF'S SALE (Real Property)

On April 3, 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 February 18, 2004, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter in the following described real property:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DON MARX PLS 332", WHICH IS THE INITIAL POINT OF PARTITION PLAT NO. 1999-030; THENCE SOUTH 5 DEGREES 49' 17" EAST 0.06 FEET TO THE SOUTH BOUNDARY LINE OF THE BEAVER-BLAINE ROAD AND THE TRUE POINT OF BEGINNING; THENCE NORTH 78 DEGREES 39' 48" WEST 82.74 FEET; THENCE NORTH 79 DEGREES 55' 58" WEST 89.01 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE BEAVER-BLAINE ROAD; THENCE SOUTH 13 DEGREES 12' 46" WEST 186.05 FEET TO A 5/8" IRON ROD WITH CAP MARKED "R J OLSEN LS 701"; THENCE SOUTH 72 DEGREES 24' 41" EAST 88.77 FEET TO A 5/8" IRON ROD WITH CAP MARKED "R J OLSEN LS 701"; THENCE SOUTH 22 DEGREES 08' 35" WEST 162.01 FEET TO A 5/8" IRON ROD WITH CAP MARKED "R J OLSEN LS 701"; THENCE SOUTH 42 DEGREES 02' 42" EAST 203.70 FEET TO A 5/8" IRON ROD WITH CAP MARKED "R J OLSEN LS 701"; THENCE NORTH 89 DEGREES 59' 57" EAST 100.00 FEET TO A 5/8" IRON ROD WITH CAP MARKED "R J OLSEN LS 701"; THENCE NORTH 05 DEGREES 49' 17" WEST 479.92 FEET TO THE TRUE POINT OF BEGINNING, IN TILLAMOOK COUNTY, OREGON.

EXCEPTING THEREFROM THAT PARCEL OF LAND DEEDED TO TILLAMOOK COUNTY BY DOCUMENT RECORDED JANUARY 27, 1999 IN BOOK 404, PAGE 92, TILLAMOOK COUNTY RECORDS.

TOGETHER WITH AN EASEMENT FOR A WATER PIPELINE AND THE RIGHT TO WATER FOR HOUSEHOLD AND DOMESTIC USE FROM A SPRING LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE WILLAMETTE MERIDIAN, SAID EASEMENT BEING 10 FEET WIDE AND 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO-WIT:

BEGINNING 10 FEET WEST OF THE INTERSECTION OF THE CENTER OF BLAINE COUNTY ROAD AND THE EAST LINE OF SAID SECTION 29; THENCE NORTH 430 FEET PARALLEL WITH THE EAST LINE OF SAID SECTION 29; THENCE NORTH 37 DEGREES WEST 178 FEET; THENCE NORTH 35 DEGREES WEST 180 FEET; THENCE NORTH 2 DEGREES EAST 132 FEET; THENCE NORTH 3 DEGREES WEST 87 FEET; THENCE NORTH 48 DEGREES WEST 21 FEET TO SAID SPRING, ALL SITUATED IN TILLAMOOK COUNTY, OREGON.

ALSO TOGETHER WITH AN EASEMENT DESCRIBED IN DOCUMENT RECORDED FEBRUARY 7, 1999 IN BOOK 408, PAGE 927, TILLAMOOK COUNTY RECORDS



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The property is commonly known as: 21955 Blaine Road
BEAVER, OR, 97108

Said sale is made pursuant to a Writ of Execution dated December 4, 2017, issued out of the Circuit Court of the State of Oregon for the County of Tillamook where WELLS FARGO BANK, NA is plaintiff, and KAREN LYNNE TRACEY; KELLY CHAMBERLAIN; DAROLYN JENSEN; UNKNOWN HEIRS OF ROGER THOMAS TRACEY; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; GMAC MORTGAGE CORPORATION D/B/A DITECH.COM; CITIBANK, N.A.; STATE OF OREGON; PARTIES IN POSSESSION 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.

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