



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

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State of Oregon) Court Case #: 17CV11876
County of Columbia) Sheriff's Case #: 24079

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

On June 13, 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 December 11, 2007, 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:

Parcel 3 of Partition Plat No. 1990-18, recorded December 17, 1990 in Fee Number 90-7109, Columbia County, Oregon.

The property is commonly known as: 33923 SYKES RD
ST HELENS, OR 97051

Said sale is made pursuant to a Writ of Execution in Foreclosure, dated February 2, 2018, issued out of the Circuit Court of the State of Oregon for the County of Columbia where BAYVIEW LOAN SERVICING, LLC, is plaintiff, and SONIA T. AHMAD, an individual; 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 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 R. Boyd