



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

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State of Oregon) Court Case #: 17CV45604
)
County of Columbia) Sheriff's Case #: 24205

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

On June 27, 2018, at the hour of 10:30AM 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 November 8, 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 2, Block 2, Eastside Addition to Scappoose, in the City of Scappoose, Columbia County, Oregon

The property is commonly known as: 52597 NE 3rd Street
Scappoose, OR 97056

Said sale is made pursuant to a Writ of Execution in Foreclosure, dated April 20, 2018, issued out of the Circuit Court of the State of Oregon for the County of Columbia where U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2007-3, Asset-Backed Certificates, Series 2007-3 is plaintiff, and Angela Parker; Mortgage Electronic Registration Systems Inc.; First National Bank of Arizona; Portfolio Recovery Associates LLC; Cavalry SPV I, LLC; 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 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 R. Boyd
Deputy R. Boyd