



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

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State of Oregon) Court Case #: 16CV26458
)
County of Columbia) Sheriff's Case #: 24204

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

On June 27, 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 July 8, 2002, 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:

LEGAL DESCRIPTION

That portion of the Southwest Quarter of the Northwest Quarter of Section 3, Township 5 North, Range 2 West, Willamette Meridian, Columbia County, Oregon, described as follows:

Beginning at the Southeast corner of the Southwest quarter of said Northwest quarter; thence North along the East line of said Southwest Quarter of the Northwest Quarter to the Southerly right of way line of the A. A. Smith County Road #33; thence, along said County Road in a Northwesterly direction to a point which is North 727.89 feet and West 610.58 feet from the point of beginning, said point also being South 630.32 feet and East 710.87 feet from the Northwest corner of the said Southwest Quarter of the Northwest Quarter; thence in a Southwesterly direction to the West Quarter corner of Section 3; Thence East along the South line of the said Southwest Quarter of the Northwest Quarter to the point of beginning.

The property is commonly known as: 65611 McDermott Road
Deer Island, OR 97054

Said sale is made pursuant to a Writ of Execution in Foreclosure, dated March 7, 2018, issued out of the Circuit Court of the State of Oregon for the County of Columbia where U.S. Bank

National Association, not in its individual capacity but solely as trustee for the RMAC Trust, series 2016-CTT is plaintiff, and Tony N. Shafer; Gary R. Shafer; Michelle M. Shafer; Ray Klein Inc. dba Professional Credit Service; and persons or parties unknown claiming any right, title, lien, or interest in the property described in the complaint herein, 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