



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

Address: 901 Port Ave. St. Helens, OR 97051  
 Phone: (503) 366-4611 Fax: (503) 366-4644  
 Web Address: [www.co.columbia.or.us/sheriff](http://www.co.columbia.or.us/sheriff)

State of Oregon ) Court Case #: 15CV29570  
 )  
 County of Columbia ) Sheriff's Case #: 24162

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

On June 20, 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 October 2, 2018, 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:

BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 10, SECTION 17, TOWNSHIP 7 NORTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, GOVERNMENT LOT 10 BEING THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 1° 48' 19" WEST, ALONG THE WEST LINE 249.87 FEET THENCE NORTH 89° 43' 50" EAST 568.94 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, SAID POINT BEING THE CENTER LINE OF LOST CREEK; THENCE CONTINUING NORTH 89° 43' 50" EAST A DISTANCE OF 669.90 FEET TO THE WESTERLY RIGHT OF WAY LINE OF RICHARDSON COUNTY ROAD NO. P-123; THENCE SOUTH 11° 59' 20" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 187.18 FEET; THENCE SOUTH 89° 26' 15" WEST, PARALLEL TO THE SOUTH LINE OF SAID GOVERNMENT LOT 10 A DISTANCE OF 670.12 FEET TO THE CENTER LINE OF SAID LOST CREEK; THENCE ALONG SAID CENTER LINE NORTH 17° 44' 41" EAST A DISTANCE OF 70.02 FEET; THENCE NORTH 3° 34' 35" WEST A DISTANCE OF 48.09 FEET; THENCE NORTH 64° 47' 56" WEST A DISTANCE OF 56.36 FEET; THENCE NORTH 36° 19' 37" WEST A DISTANCE OF 42.20 FEET; THENCE NORTH 54° 07' 04" EAST A DISTANCE OF 23.61 FEET TO THE TRUE POINT OF BEGINNING.

The property is commonly known as:       75293 Lost Creek Road  
Clatskanie, OR 97016

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 PROF-2013-S3 Legal Title Trust II, by U.S. Bank National Association, as Legal Title Trustee is plaintiff, and Christopher D. Westlund; Janice E. Westlund; Discover Bank; and 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 R. Boyd