



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

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State of Oregon)	Court Case #: 17CV12000
)	
County of Columbia)	Sheriff's Case #: 24255

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

On July 11, 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 October 5, 2004, 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:

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Beginning at the Southwest corner of the Southwest quarter of the Northwest quarter, Section 18, Township 4 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon; thence North, along the West line of said Southwest quarter of the Northwest quarter, a distance of 393.76 feet to the Southwest corner of the Curtis R. Phillips et ux tract as described in deed recorded November 10, 1976 in Book 208, page 728, Deed Records of Columbia County, Oregon; thence North 89°47' East, along the South line of said Phillips tract, 930.94 feet, more or less, to the Westerly right of way line of the Vernonia Highway; thence Southerly, along the Westerly right of way line of said Highway, to the South line of said Southwest quarter of the Northwest quarter; thence West, along the South line of said Southwest quarter of the Northwest quarter, to the place of beginning.

EXCEPTING THEREFROM the following described property:

A tract of land in the Northwest one-quarter of Section 18, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows: Beginning at the Southwest corner of the Northwest quarter of said Section 18; thence North 89°51'20" East along the South line of said Northwest quarter 718.05 feet to the true point of beginning; thence continuing along said South line North 89° 51' 20" East 309.00 feet to a 5/8" iron rod with a yellow plastic cap marked PLS 707 on the West right of way line of State Highway No. 47; thence North 10° 59' 52" West along said West line 44.78 feet to a 5/8" iron rod with a yellow plastic cap marked "KEENON LAND SERVICES INC."; thence South 89° 23' 01" West 300.55 feet to a 5/8" iron rod with a yellow plastic cap marked "KEENON LAND SERVICES INC." thence South 00° 06' 18" East 41.50 feet to the point of beginning.

PARCEL 2:

A tract of land in the Southwest quarter of Section 18, Township 4 North, Range 4 West, Willamette Meridian, Columbia County, Oregon, being more particularly described as follows: Beginning at the Southwest corner of the Northwest quarter of said Section 18; thence North 89°51'20" East along the South line of said Northwest quarter 718.05 feet; thence South 00°06'18" East 18.26 feet to a 5/8 inch iron rod with a yellow plastic cap marked "KEENON LAND SERVICES INC."; thence South 89°51'20" West 718.05 feet to a 5/8 inch iron rod with a yellow plastic cap marked "KEENON LAND SERVICES INC." on the West line of the Southwest quarter of said Section 18; thence North 00°06'18" West 18.26 feet to the point of beginning.

END OF LEGAL DESCRIPTION

The property is commonly known as:

56521 Nehalem Highway South
AKA 56521 S. Nehalem Highway
Vernonia, OR 97064

Said sale is made pursuant to a Writ of Execution in Foreclosure, dated April 16, 2018, issued out of the Circuit Court of the State of Oregon for the County of Columbia where U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust is plaintiff, and Eileen T. Williams, Personal Representative of the Estate of Dale A. Wetmore; Oregon Affordable Housing Assistance Corporation; 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 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