



COLUMBIA COUNTY SHERIFF'S OFFICE

Steven K. Salle, Chief Deputy

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State of Oregon

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Court Case #: 16CV04662

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County of Columbia

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Sheriff's Case #: 24283

NOTICE OF SHERIFF'S SALE (Real Property)

On July 18, 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 December 5, 2011, 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 a point in the North line of the Southwest quarter of Section 6, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, 992.6 feet East of the quarter Section corner between Section 1, Township 4 North, Range 2 West and Section 6, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon; thence East along the North line of said Southwest quarter 115 feet; thence South parallel to the West line of said Section 6 to a point in the extension Westerly of the North line of the Jacob Edward Schumacher tract described in Deed Book 73, page 582, Deed Records of Columbia County, Oregon; thence Westerly along the North line of the Schumacher tract extended to a point that is 992.6 feet East of the West line of the Southwest quarter of Section 6, Township 4 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon; thence North to the point of beginning.

The property is commonly known as:

34102 E. Kappler Road

St. Helens, OR 97051

Said sale is made pursuant to a Writ of Execution in Foreclosure, dated March 16, 2018, issued out of the Circuit Court of the State of Oregon for the County of Columbia where US Bank National Association is plaintiff, and Jesse Merrill; 1st Security Bank of Washington; et al, 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.

Steven K. Salle, Chief Deputy
Columbia County, Oregon

By



Deputy R. Boyd