



# TILLAMOOK COUNTY SHERIFF'S OFFICE

## CONSERVATORS OF THE PEACE

Sheriff Joshua Brown

STATE OF OREGON

Court Case # 22CV07523

County of Tillamook

Sheriff's Case # 22000739

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

On 11/1/2022 at the hour of 10:300 AM at the Tillamook County Sheriff's Office, 5995 Long Prairie Road, Tillamook, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Tillamook County Sheriff's Office, subject to redemption, all of the interest which the defendants had on 11/1/2022, the date of the foreclosed Deed of Trust, and also all of the interest which the defendants had thereafter until the date of sale, in the following described real property:

5250 TRADE AVE., BAY CITY, OR 97107

APN/Parcel #: Lots 12 and 13, Block 71, PACIFIC ADDITION TO BAY CITY, in the City of Bay City, County of Tillamook and State of Oregon

The property is commonly known as: 5250 Trade Ave., Bay City, OR 97107

Said sale is made pursuant to a Writ of Execution on Judgment of Restitution, Stipulated General Judgment, Certificate of Readiness dated, issued out of the Tillamook Circuit Court of the State of Oregon for the County of Tillamook where UMPQUA BANK, ASSIGNEE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), C/O NANCY K. CARY, HERSHNER HUNTER, LLP, is plaintiff, and DOE 1 AND DOE 2, ET AL. (UPSHAW), 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;



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- (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.

### **NOTICE TO DEBTOR**

**You should be careful about offers to sell rights to surplus funds.**

**You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950 (4).**

**If you transfer or sell your right to redemption, you might not have the right to surplus funds.**

**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 Tillamook 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.**

Joshua R. Brown, Sheriff  
Tillamook County, Oregon

By   
Deputy Prock