



COLUMBIA COUNTY SHERIFF'S OFFICE

Brian E. Pixley, Sheriff

State of Oregon
County of Columbia

Court Case #: 19CV38819

NOTICE OF SHERIFF'S SALE (Real Property)

On November 30, 2022, at the hour of 10:00 a.m. at the Columbia County Sheriff's Office front 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 defendant's interest in the following described real property:

LYING AND BEING LOCATED IN THE UNINCORPORATED AREA, COUNTY OF COLUMBIA, STATE OF OREGON; ALL THAT CERTAIN PARCEL OR TRACT OF LAND KNOWN AS:
NORTHWEST QUARTER OF NORTHWEST QUARTER AND WEST HALF OF SOUTHWEST QUARTER OF NORTHWEST QUARTER, ALL IN SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON EXCEPTING THEREFROM TRACT OF LAND CONVEYED TO COLUMBIA TIMBER COMPANY BY HENRY WASSER IN DEED RECORDED IN BOOK 18, PAGE 280, DEED RECORDS OF COLUMBIA COUNTY, OREGON ALSO EXCEPTING THEREFROM TRACT OF LAND CONVEYED TO JACOB ALFRED JACOBSEN BY SARAH E WASSER IN DEED RECORDED FEBRUARY 6, 1931 IN BOOK 52, PAGE 300, DEED RECORDS OF COLUMBIA COUNTY, OREGON ALSO EXCEPTING THEREFROM STRIP OF LAND 40 FEET WIDE CONVEYED TO COLUMBIA COUNTY BY DEED RECORDED IN BOOK 45, PAGE 3, DEED RECORDS OF COLUMBIA COUNTY, OREGON ALSO EXCEPTING THEREFROM TRACT OF LAND CONVEYED TO REX W BEEMAN BY ARTHUR A NELSON AND LOUISA NELSON BY DEED RECORDED MARCH 17, 1950 IN BOOK 106, PAGE 409, DEED RECORDS OF COLUMBIA COUNTY, OREGON

The property is commonly known as: 68890 Wasser Road
Rainier, OR 97048

Said sale is made pursuant to a Writ of Execution dated September 26, 2022, issued out of the Circuit Court of the State of Oregon for the County of Columbia where JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is plaintiff, and ALAN J. HORTON; MARILYN L. HORTON; CAPTIAL ONE

BANK (USA), N.A.; ATLANTIC CREDIT & FINANCE SPECIAL FINANCE UNTIL III, LLC; CAVALARY SPV I, LLC AS ASSIGNEE OF CITYBANK, N.A.; STATE OF OREGON; PARTIES IN POSSESSION, is defendant.

NOTICE TO DEBTOR, READ THIS SECTION CAREFULLY

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.

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.

Brian E. Pixley, Sheriff
Columbia County, Oregon

By: Rhonda Boyd, Support Services Clerk
Sheriff's case# 29250

Publications:

OSSA Internet Website: www.oregonsheriffs.org

The Columbia County Spotlight: 10/28/22 – 11/18/22