



TILLAMOOK COUNTY SHERIFF'S OFFICE

CONSERVATORS OF THE PEACE

Sheriff Joshua Brown

STATE OF OREGON

Court Case # 18CV45892

County of Tillamook

Sheriff's Case # 22000876

NOTICE OF SHERIFF'S SALE (Real Property)

On 12/6/2022 at the hour of 10:30 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 12/6/2022, 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:

APN/Parcel #: LOT 3, OPEJ DOMINGO ADDITION, A REPLAT OF PARCEL 1 OF PARTITION PLAT NO. 1994-049, IN THE CITY OF TILLAMOOK, TILLAMOOK COUNTY, OREGON

The property is commonly known as: 3406 DOMINGO COURT TILLAMOOK OR 97141

Said sale is made pursuant to an Instructions to Sheriff, Writ of Execution - Real Property, General Judgment of Foreclosure, Notice of Levy, Notice of Sale - Personal Property dated October 5, 2022, issued out of the Tillamook Circuit Court of the State of Oregon for the County of Tillamook where NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING C/O ABS LAW, LLP, is plaintiff, and GRAYSON PIERSON, an individual; GEORGIA ALLEN, an individual; DEWAYNE A. BIRDSONG, an individual; BRADSHAW & ASSOCIATES, PC, a corporation; OREGON DEPARTMENT OF REVENUE, a government entity; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property, is defendant.



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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.

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

A handwritten signature in green ink that reads "Jena Prock".

Deputy J.Prock