



COLUMBIA COUNTY SHERIFF'S OFFICE

Brian E. Pixley, Sheriff

State of Oregon
County of Columbia

Court Case #: 22CV20684

NOTICE OF SHERIFF'S SALE (Real Property)

On April 17, 2024, 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:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 2°49' WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 498.08 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF A 20 FOOT WIDE PUBLIC ROAD; (SAID 20 FOOT PUBLIC ROADWAY AND LAND ESTABLISHED BY BURTON BROS. ENGINEER'S SURVEY DATED APRIL 9, 1969, TO REESTABLISH THE LOCATION OF THE NORTHEAST QUARTER CORNER OF SAID SECTION 21) THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SAID 20 FOOT PUBLIC ROAD TO A POINT WHICH IS 179 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER OF NORTHWEST QUARTER WHEN MEASURED AT RIGHT ANGLES THERETO; THENCE NORTH 2°49' EAST, PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER OF NORTHWEST QUARTER AND 179 FEET DISTANT THEREFROM, A DISTANCE OF 498.08 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF NORTHWEST QUARTER; THENCE SOUTH 88°18'40" EAST 179 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT THAT PORTION LYING IN J.J. JOHNSON ROAD AND J.J. JOHNSON ROAD CHANGE P-182 AS DESCRIBED IN DEED RECORDED JULY 13, 1931 IN BOOK 53, PAGE 210, DEED RECORDS OF COLUMBIA COUNTY, OREGON.

The property is commonly known as:

18485 Johnson Rd.
Clatskanie, OR 97016

Said sale is made pursuant to a Writ of Execution dated February 12, 2024, issued out of the Circuit Court of the State of Oregon for the County of Columbia where BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is plaintiff, and THE ESTATE OF WENDA N. HALL; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF WENDA N. HALL; JAMES HALL JR.; KIMBERLY J. RIVERA; MARGARET C. CAMPBELL; JILL J. HALL; SECRETARY OF

HOUSING AND URBAN DEVELOPMENT; OREGON DEPARTMENT OF REVENUE; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 18485 JOHNSON RD, CLATSKANIE, OR 97016, 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# 31152

Publications:

OSSA Internet Website: www.oregonsheriffs.org

The Columbia County Spotlight: 03/15/24 – 04/05/24