



COLUMBIA COUNTY SHERIFF'S OFFICE

Brian E. Pixley, Sheriff

State of Oregon
County of Columbia

Court Case #: 23CV38003

NOTICE OF SHERIFF'S SALE (Real Property)

On June 5, 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:

BEGINNING AT A POINT WHICH IS SOUTH 86°45' EAST 93.36 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON; SAID POINT BEING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF THE NEHALEM HIGHWAY AND THE SOUTH LINE OF SAID SECTION 12; THENCE SOUTH 86°45' EAST ALONG SAID SECTION LINE A DISTANCE OF 301.19 FEET; THENCE NORTH 17°38' EAST A DISTANCE OF 292.73 FEET; THENCE NORTH 86°47' WEST A DISTANCE OF 308.79 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID NEHALEM HIGHWAY; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 16°19' WEST A DISTANCE OF 95.30 FEET; THENCE SOUTH 16°08' WEST A DISTANCE OF 195.47 FEET TO THE POINT OF BEGINNING.

The property is commonly known as: 58070 Timber Road
Vernonia, OR 97064

Said sale is made pursuant to a Writ of Execution dated April 1, 2024, issued out of the Circuit Court of the State of Oregon for the County of Columbia where TOWD POINT MORTGAGE TRUST 2020-3, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE is plaintiff, and UNKNOWN HEIRS AND DEVISEES OF MARY SUSAN CAVINEE; UNKNOWN HEIRS AND DEVISEES OF JERRY MCCALL; WILLIAM CAVINEE AKA BILL CAVINEE; ANGELA BONTRAGER; ARMINDA DOWDY AKA MINDY DOWDY; OCCUPANTS OF THE PROPERTY, 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# 31350

Publications:

OSSA Internet Website: www.oregonsheriffs.org

The Columbia County Spotlight: 04/26/24 – 05/17/24