



TILLAMOOK COUNTY SHERIFF'S OFFICE

CONSERVATORS OF THE PEACE

Sheriff Joshua Brown

STATE OF OREGON

Court Case # 15LT04170

County of Tillamook

Sheriff's Case # 24000188

NOTICE OF SHERIFF'S SALE (Real Property)

On May 07, 2024 at the hour of 10:00 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 9-16-2015, the date of the judgment creditor's lien/security interest, and also all of the interest which the defendants had thereafter until the date of sale, in the following described real property:

EXHIBIT I- SEE ATTACHED

(LEGAL DESCRIPTION - 30500 MIAMI FOLEY ROAD, NEHALEM, OREGON)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF TILLAMOOK, STATE OF OR, AND IS DESCRIBED AS FOLLOWS: COMMENCING AT ENGINEER'S STATION 101+04.40, P.T. OF THE RELOCATED MIAMI-FOLEY COUNTY ROAD; THENCE NORTH 79°54' WEST, 30 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID COUNTY ROAD; THENCE NORTH 9°41'21" EAST, 16 FEET TO ENGINEER'S STATION 100+87.97, P.O.C. ON THE WESTERLY RIGHT-OF-WAY OF SAID ROAD AT A POINT WHICH IS SOUTH 1004.01 FEET AND WEST 608.86 FEET FROM THE NORTHEAST CORNER OF GOVERNMENT LOT 1 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 9 WEST OF THE WILLAMETTE MERIDIAN, TILLAMOOK COUNTY, OREGON, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE NORTH 78° WEST, 200 FEET, MORE OR LESS, TO THE CENTER OF FOLEY CREEK; THENCE SOUTHERLY, UPSTREAM, ALONG THE CENTER OF FOLEY CREEK TO A POINT WHICH IS WEST OF ENGINEER'S STATION 104+00 THENCE EAST, 40 FEET, MORE OR LESS, TO ENGINEER'S STATION 104+00 ON THE WESTERLY RIGHT-OF-WAY OF SAID ROAD; THENCE NORTHERLY, ALONG SAID ROAD RIGHT-OF-WAY, 315 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

The property is commonly known as: **30500 MIAMI FOLEY ROAD,
NEHALEM, OREGON 97131**



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Said sale is made pursuant to an AMENDED WRIT OF EXECUTION, GENERAL JUDGMENT & MONEY AWARD, ORDER APPROVING SALE OF RESIDENTIAL PROPERTY, FIRST SUPPLEMENTAL JUDGMENT & MONEY AWARD, dated 3/20/2024, issued out of the Tillamook Circuit Court of the State of Oregon for the County of Tillamook where JOAN M. TRUSTY & BRIAN R. TRUSTY, is plaintiff, and CYRIL JACOB, 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;
- (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.



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Joshua R. Brown, Sheriff
Tillamook County, Oregon

By *Jana Prock*
Deputy J. Prock