

COLUMBIA COUNTY

Department of Finance and Taxation



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397-0060

Fax (503) 397-7251

www.co.columbia.or.us

February 3, 2021

8186
LANGSHAW DANIEL W & LANGSHAW DENINE C
31384 WILDWOOD DR
SCAPPOOSE OR 97056

CASE NO: 20-CV28801

FORECLOSURE LIST NO: 20-018

TAX ACCOUNT: 8186

TAX MAP ID: 4N2W27-C0-00700

GENERAL JUDGMENT DATE: 9/29/2020

DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022

NAME OF OWNERS AS SHOWN ON THE MOST RECENT TAX ROLL: Langshaw Daniel W & Denine C

NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD

On September 29, 2020, Columbia County foreclosed on the property commonly known as 31384 Wildwood Drive, Scappoose, Oregon 97056, and more particularly described in the legal description which is attached hereto as Attachment 1, and incorporated herein by this reference (the "property"), for delinquent ad valorem real property taxes. Under normal circumstances a prior property owner has two years from the date of general judgment to redeem property by payment of all back taxes, interest and penalties. However, this property may be subject to waste and/or abandonment. Columbia County Ordinance No. 2016-6 provides a process for the acceleration of the redemption period for a foreclosed property if said property is being subjected to waste or abandonment. A copy of Ordinance No. 2016-6 is attached hereto as Attachment 2 and incorporated herein by this reference.

A hearing to determine if the property is subject to waste and/or abandonment has been set for March 10, 2021, at or after 10:00 a.m. in the Board of County Commissioner's Meeting Room, Columbia County Courthouse Annex, 230 Strand St., St. Helens, Oregon 97051. The hearing will be held virtually. On the date and time of the hearing you may enter the meeting room at <https://global.gotomeeting.com/join/357054141> United States (Toll Free): 1 866 899 4679 Access Code: 357-054-141.

If you are unable to attend virtually, you must contact Jacyn Normine, Board Office Administrator, in advance, for instructions to attend in person. Please call 503-397-4322; or email Jacyn.Normine@columbiacountyor.gov.

At the time and place set for the hearing, you may appear and be heard as to whether the property is subject to waste and/or abandonment. You may receive, present, and challenge all relevant evidence. If you do not appear, a default order may be issued upon a prima facie case made on the record before the Board of County Commissioners. At the conclusion of the hearing, if the Board of County Commissioners determines that the property is subject to waste and/or abandonment, the redemption period associated with the tax foreclosure will be shortened to thirty (30) days from the date of the Board's decision, and if the property is not redeemed before the end of this accelerated redemption period, the property shall be deeded to Columbia County by the Columbia County Tax Collector and every right or interest of any person or entity in the property will be forfeited forever to Columbia County. Any person or entities remaining on the property after the property is deeded to Columbia County may be subject to civil or criminal prosecution for trespass or to other lawful action that would remove persons or entities from the property.

Pursuant to ORS 312.990, waste on property during the redemption period by the former owner or anyone acting under the permission or control of the former owner is punishable, upon conviction, by a fine of not less than twice the value so wasted, and the County may issue a citation in the amount of up to twice the value wasted.

Sincerely,

Mary Ann Guess
Columbia County Treasurer / Tax Collector



February 3, 2021

8186

JAMES DAVID LANGSHAW
11958 SE WOODWARD PL
PORTLAND OR 97266-1073

CASE NO: 20-CV28801

FORECLOSURE LIST NO: 20-018

TAX ACCOUNT: 8186

TAX MAP ID: 4N2W27-C0-00700

GENERAL JUDGMENT DATE: 9/29/2020

DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022

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Sincerely,

Mary Ann Guess
Columbia County Treasurer / Tax Collector



February 3, 2021

8186
SHARON RAE WARREN
27150 S PELICAN CT
CANBY OR 97013-8598

CASE NO: 20-CV28801

FORECLOSURE LIST NO: 20-018

TAX ACCOUNT: 8186

TAX MAP ID: 4N2W27-C0-00700

GENERAL JUDGMENT DATE: 9/29/2020

DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022

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Sincerely,

Mary Ann Guess
Columbia County Treasurer / Tax Collector



February 3, 2021

8186
DAVID RUSSELL LANGSHAW
1515 SW 12TH AVE APT 403
PORTLAND OR 97201-3379

CASE NO: 20-CV28801
FORECLOSURE LIST NO: 20-018
TAX ACCOUNT: 8186
TAX MAP ID: 4N2W27-C0-00700
GENERAL JUDGMENT DATE: 9/29/2020
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022

NAME OF OWNERS AS SHOWN ON THE MOST RECENT TAX ROLL: Langshaw Daniel W & Denine C

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Sincerely,

Mary Ann Guess
Columbia County Treasurer / Tax Collector



February 3, 2021

8186
MICHAEL JACKSON LANGSHAW
3043 CAPISTRANO CT
LAS VEGAS NV 89121-2117

CASE NO: 20-CV28801
FORECLOSURE LIST NO: 20-018
TAX ACCOUNT: 8186
TAX MAP ID: 4N2W27-C0-00700
GENERAL JUDGMENT DATE: 9/29/2020
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022
NAME OF OWNERS AS SHOWN ON THE MOST RECENT TAX ROLL: Langshaw Daniel W & Denine C

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Mary Ann Guess
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COLUMBIA COUNTY

Department of Finance and Taxation



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February 3, 2021

8186
MICHAEL L LANGSHAW
872 W MAIN ST APT
MOLALLA OR 97038-8862

CASE NO: 20-CV28801

FORECLOSURE LIST NO: 20-018

TAX ACCOUNT: 8186

TAX MAP ID: 4N2W27-C0-00700

GENERAL JUDGMENT DATE: 9/29/2020

DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022

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Sincerely,

Mary Ann Guess
Columbia County Treasurer / Tax Collector



February 3, 2021

8186
LANGSHAW DANIEL W & LANGSHAW DENINE C
15080 S GREENTREE DR
OREGON CITY OR 97045-9113

CASE NO: 20-CV28801

FORECLOSURE LIST NO: 20-018

TAX ACCOUNT: 8186

TAX MAP ID: 4N2W27-C0-00700

GENERAL JUDGMENT DATE: 9/29/2020

DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022

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Sincerely,

Mary Ann Guess
Columbia County Treasurer / Tax Collector



February 3, 2021

8186
MICHELLE ANNETTE LANGSHAW
34986 WENDLANDT WAY
SCAPPOOSE OR 97056-2529

CASE NO: 20-CV28801
FORECLOSURE LIST NO: 20-018
TAX ACCOUNT: 8186
TAX MAP ID: 4N2W27-C0-00700
GENERAL JUDGMENT DATE: 9/29/2020
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022
NAME OF OWNERS AS SHOWN ON THE MOST RECENT TAX ROLL: Langshaw Daniel W & Denine C

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Mary Ann Guess
Columbia County Treasurer / Tax Collector

COLUMBIA COUNTY



Department of Finance and Taxation

Mary Ann Guess, Treasurer / Tax Collector

ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 - 7331

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February 3, 2021

8186
CARL PETERSON
31384 WILDWOOD DR
SCAPPOOSE OR 97056

CASE NO: 20-CV28801
FORECLOSURE LIST NO: 20-017
TAX ACCOUNT: 8186
MAP ID: 4N2W27-C0-00700
GENERAL JUDGMENT DATE: 9/29/2020
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022
NAME OF OWNER AS SHOWN ON MOST RECENT TAX ROLL: LANGSHAW DANIEL W & LANGSHAW DENINE C

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Mary Ann Guess
Columbia County Treasurer / Tax Collector

COLUMBIA COUNTY



ST. HELENS, OR 97051

Department of Finance and Taxation

Mary Ann Guess, Treasurer / Tax Collector

230 Strand St., Room 254

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Fax (503) 397 - 7251

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February 3, 2021

8186
CHRISTINA TORRES
4617 NE ST. JOHNS ROAD APT. E215
VANCOUVER, WA 98661

CASE NO: 20-CV28801
FORECLOSURE LIST NO: 20-017
TAX ACCOUNT: 8186
MAP ID: 4N2W27-C0-00700
GENERAL JUDGMENT DATE: 9/29/2020
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022

NAME OF OWNER AS SHOWN ON MOST RECENT TAX ROLL: LANGSHAW DANIEL W & LANGSHAW DENINE C

NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD

On September 29, 2020, Columbia County foreclosed on the property commonly known as 31384 Wildwood Drive, Scappoose, Oregon 97056, and more particularly described in the legal description which is attached hereto as Attachment 1, and incorporated herein by this reference (the "property"), for delinquent ad valorem real property taxes. Under normal circumstances a prior property owner has two years from the date of general judgment to redeem property by payment of all back taxes, interest and penalties. However, this property may be subject to waste and/or abandonment. Columbia County Ordinance No. 2016-6 provides a process for the acceleration of the redemption period for a foreclosed property if said property is being subjected to waste or abandonment. A copy of Ordinance No. 2016-6 is attached hereto as Attachment 2 and incorporated herein by this reference.

A hearing to determine if the property is subject to waste and/or abandonment has been set for March 10, 2021, at or after 10:00 a.m. in the Board of County Commissioner's Meeting Room, Columbia County Courthouse Annex, 230 Strand St., St. Helens, Oregon 97051. The hearing will be held virtually. On the date and time of the hearing you may enter the meeting room at <https://global.gotomeeting.com/join/357054141> United States (Toll Free): 1 866 899 4679 Access Code: 357-054-141.

If you are unable to attend virtually, you must contact Jacyn Normine, Board Office Administrator, in advance, for instructions to attend in person. Please call 503-397-4322; or email Jacyn.Normine@columbiacountyor.gov.

At the time and place set for the hearing, you may appear and be heard as to whether the property is subject to waste and/or abandonment. You may receive, present, and challenge all relevant evidence. If you do not

appear, a default order may be issued upon a prima facie case made on the record before the Board of County Commissioners. At the conclusion of the hearing, if the Board of County Commissioners determines that the property is subject to waste and/or abandonment, the redemption period associated with the tax foreclosure will be shortened to thirty (30) days from the date of the Board's decision, and if the property is not redeemed before the end of this accelerated redemption period, the property shall be deeded to Columbia County by the Columbia County Tax Collector and every right or interest of any person or entity in the property will be forfeited forever to Columbia County. Any person or entities remaining on the property after the property is deeded to Columbia County may be subject to civil or criminal prosecution for trespass or to other lawful action that would remove persons or entities from the property.

Pursuant to ORS 312.990, waste on property during the redemption period by the former owner or anyone acting under the permission or control of the former owner is punishable, upon conviction, by a fine of not less than twice the value so wasted, and the County may issue a citation in the amount of up to twice the value wasted.

Sincerely,

Mary Ann Guess
Columbia County Treasurer / Tax Collector

COLUMBIA COUNTY



ST. HELENS, OR 97051

Department of Finance and Taxation

Mary Ann Guess, Treasurer / Tax Collector

230 Strand St., Room 254

Direct (503) 397-7331

Fax (503) 397-7251

www.columbiacountyor.gov

February 3, 2021

8186
TIFFANY ANNE TORRES
7582 SW HUNZIKER STREET APT. 28
PORTLAND, OR 97223

CASE NO: 20-CV28801
FORECLOSURE LIST NO: 20-017
TAX ACCOUNT: 8186
MAP ID: 4N2W27-C0-00700
GENERAL JUDGMENT DATE: 9/29/2020
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022

NAME OF OWNER AS SHOWN ON MOST RECENT TAX ROLL: LANGSHAW DANIEL W & LANGSHAW DENINE C

NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD

On September 29, 2020, Columbia County foreclosed on the property commonly known as 31384 Wildwood Drive, Scappoose, Oregon 97056, and more particularly described in the legal description which is attached hereto as Attachment 1, and incorporated herein by this reference (the "property"), for delinquent ad valorem real property taxes. Under normal circumstances a prior property owner has two years from the date of general judgment to redeem property by payment of all back taxes, interest and penalties. However, this property may be subject to waste and/or abandonment. Columbia County Ordinance No. 2016-6 provides a process for the acceleration of the redemption period for a foreclosed property if said property is being subjected to waste or abandonment. A copy of Ordinance No. 2016-6 is attached hereto as Attachment 2 and incorporated herein by this reference.

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appear, a default order may be issued upon a prima facie case made on the record before the Board of County Commissioners. At the conclusion of the hearing, if the Board of County Commissioners determines that the property is subject to waste and/or abandonment, the redemption period associated with the tax foreclosure will be shortened to thirty (30) days from the date of the Board's decision, and if the property is not redeemed before the end of this accelerated redemption period, the property shall be deeded to Columbia County by the Columbia County Tax Collector and every right or interest of any person or entity in the property will be forfeited forever to Columbia County. Any person or entities remaining on the property after the property is deeded to Columbia County may be subject to civil or criminal prosecution for trespass or to other lawful action that would remove persons or entities from the property.

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Sincerely,

Mary Ann Guess
Columbia County Treasurer / Tax Collector

COLUMBIA COUNTY



ST. HELENS, OR 97051

Department of Finance and Taxation

Mary Ann Guess, Treasurer / Tax Collector

230 Strand St., Room 254

Direct (503) 397 - 7331

Fax (503) 397 - 7251

www.columbiacountyor.gov

February 3, 2021

8186
SELCO COMMUNITY CREDIT UNION
PO BOX 7487
SPRINGFIELD, OR 97475

CASE NO: 20-CV28801
FORECLOSURE LIST NO: 20-017
TAX ACCOUNT: 8186
MAP ID: 4N2W27-C0-00700
GENERAL JUDGMENT DATE: 9/29/2020
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022
NAME OF OWNER AS SHOWN ON MOST RECENT TAX ROLL: LANGSHAW DANIEL W & LANGSHAW DENINE C

NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD

On September 29, 2020, Columbia County foreclosed on the property commonly known as 31384 Wildwood Drive, Scappoose, Oregon 97056, and more particularly described in the legal description which is attached hereto as Attachment 1, and incorporated herein by this reference (the "property"), for delinquent ad valorem real property taxes. Under normal circumstances a prior property owner has two years from the date of general judgment to redeem property by payment of all back taxes, interest and penalties. However, this property may be subject to waste and/or abandonment. Columbia County Ordinance No. 2016-6 provides a process for the acceleration of the redemption period for a foreclosed property if said property is being subjected to waste or abandonment. A copy of Ordinance No. 2016-6 is attached hereto as Attachment 2 and incorporated herein by this reference.

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Sincerely,

Mary Ann Guess
Columbia County Treasurer / Tax Collector

COLUMBIA COUNTY

Department of Finance and Taxation



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397-0060

Fax (503) 397-7251

www.co.columbia.or.us

February 3, 2021

8186
AMORINA C LANGSHAW
P O BOX 1332
SCAPPOOSE OR 97056-1332

CASE NO: 20-CV28801
FORECLOSURE LIST NO: 20-018
TAX ACCOUNT: 8186
TAX MAP ID: 4N2W27-C0-00700
GENERAL JUDGMENT DATE: 9/29/2020
DATE OF EXPIRATION OF REDEMPTION PERIOD: 9/29/2022
NAME OF OWNERS AS SHOWN ON THE MOST RECENT TAX ROLL: Langshaw Daniel W & Denine C

NOTICE OF HEARING TO DETERMINE ACCELERATION OF REDEMPTION PERIOD

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Mary Ann Guess
Columbia County Treasurer / Tax Collector