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<p>Date: 04/18/19 Account #: 104824 Reference #: Company Name: COLUMBIA CO. SHERIFF'S DEPT. Contact: Address: 901 PORT AVE ST HELENS Telephone: (503) 366-4616 Fax: (503) 366-4644</p>	<p>Ad ID: 105684 Start: 04/26/19 Stop: 04/26/19 Total Cost: \$628.01 Ad Size: 39.3 Column Width: 3 Column Height: 13.1 # of Inserts: 1 Ad Class: 1201 Phone # (971) 204-7706 Email: callsop@pamplinmedia.com</p>
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Run Dates:

Columbia County Spotlight 04/26/19

COLUMBIA COUNTY SHERIFF

NOTICE OF SALE BY AUCTION OF COUNTY-OWNED REAL PROPERTY

**In the Matter of Directing the Sale of Real Property
Acquired by Columbia County**

Pursuant to ORDER NO. 24-2019, adopted by the Board of County Commissioners for Columbia County on April 17, 2019, I will offer certain real property acquired by Columbia County for sale on Wednesday, May 22, 2019, beginning at 10:00 a.m. in the lobby of the Columbia County Justice Facility located at 901 Port Avenue, in St. Helens, Oregon. Exhibit "A", attached hereto, provides general information about the properties or groups of properties (the "Properties") being offered at the sale, including location, the County Assessor's real market value, and the required minimum price.

The specific terms and conditions for the sale (the "Terms and Conditions"), along with other sale information, including tax maps, Assessor information summaries and earnest money agreement forms, can be viewed at the Board of Commissioners Office, Columbia County Courthouse, 230 Strand, St. Helens, Oregon, or electronically at www.co.columbia.or.us, which is the County's web page. Prospective buyers should review all sale information carefully.

The sale Terms and Conditions must be accepted by anyone bidding on a property. Sale staff will be available from 9 a.m. to 9:45 a.m. at the sale location to receive signed Terms and Conditions acceptance forms.

Key Terms and Conditions of the sale include, but are not limited to:

1. The Properties will be offered through oral auction in the order listed on Exhibit "A", with no certainty as to the timing of a property-specific sale.
2. Properties will be sold to the highest qualified bidder for cash in accordance with a non-negotiable earnest money agreement that will be required for each sale.
3. All properties offered for sale by the Sheriff will be sold AS-IS without covenants or warranties of any kind, subject to any municipal liens, easements and encumbrances of record. Conveyance will be by standard County quitclaim deed, which can be viewed at the County offices or on line as provided for above. The quitclaim deed will contain specific reservations to the County that should be reviewed carefully by prospective buyers.
4. Apparent high bidders must deposit 10% of the minimum bid amount on the day of the sale, with the remainder due by June 21, 2019, or as otherwise specified in the applicable earnest money agreement. Deposits must be submitted in the form of cash, money order or cashier's checks.
5. Four of the Properties have improvements on them, including commercial buildings, homes, mobile homes or sheds. Exhibit "A" identifies these Properties and special conditions, if any that will apply to the sale of those Properties. Bidders are not authorized to enter improved areas of the Properties without written permission of the County. Inspection opportunities for these Properties have not been scheduled.
6. Bid Item 11 includes special conditions of sale that will be more fully set out in the earnest money agreements required for each property. Specifically:
 - i. Bid Item 11, has improvements on the property located at 1201 Heather Avenue Vernonia, Oregon. This lot has City restrictions requiring the structure to be raised.
7. No elected or appointed County officer or employee, their family members, or intermediaries may purchase from the County, directly or indirectly through this auction.
8. In the event that there is a conflict between anything in this notice and the Terms and Conditions, the Terms and Conditions will prevail.

Sale questions should be directed to Jacyn Normine, Board Office Specialist, who can be contacted at 503-397-4322 or at jacyn.normine@co.columbia.or.us. Land use or code violation questions related to the Properties should be directed to: the Columbia County Land Development Services at 503-397-1501 for Properties outside of city limits or to applicable city planning departments for Properties located within city limits.

DATED this 17th day of April, 2019

Brian Pixley, Columbia County Sheriff

Columbia County Property Bid List May 22, 2019											
Sheriff Sale Auction											
Bid Item	Tax Account No.	Map ID No.	Address or General Vicinity	City	Special Notes	RMV	Min. Bid	Approximate Size	Zoning	High Bid	Apparent High Bidder
1	28267	8N4W27C-0080	NEXT TO 19741 Hanna Rd	CLATSKANE		\$25,730.00	\$25,730.00	63Ac	CO/R		
2	25749	7N4W08-0D-01601	*742 HWY 47	CLATSKANE		\$59,130.00	\$59,130.00	45Ac	R-7		
3	14493	8N1W28-8A-01500	*2415 5TH ST	COLUMBIA CITY		\$172,360.00	\$172,360.00	30Ac	R-2		
4	21275	8N2W16-4D-0082	NEXT TO 28839 BEAVER HOMES RD	GOBLERANER		\$28,290.00	\$22,822.00	5.39Ac	FA-60		
5	19308	8N2W11-0D-01501	MULLIN ROBINSON RD. *0083	GOBLERANER		\$87,850.00	\$87,850.00	12.48Ac	FA-80		
6	7650	4N2W16-CC-02601	SCAPPOOSE VERNONIA HWY	SCAPPOOSE		\$298,990.00	\$298,990.00	1.94Ac	RR-5		
7	8589	4N2020-0D-02800	29519 HWY E ST.	SCAPPOOSE		\$124,786.00	\$124,786.00	10.35Ac	RR-5		
8	8381	4N2W05-8C-0100	ADJACENT TO 32714 SCAPPOOSE VERNONIA HWY	SCAPPOOSE		\$25,340.00	\$20,272.00	57Ac	RR-5		
9	8027	4N2W22-8D-09800	31388 OCEANIC DR	SCAPPOOSE		\$25,340.00	\$25,340.00	39Ac	RR-5		
10	6487	3N2W22-8D-00800	Hilcrest Part 3	SCAPPOOSE		\$500.00	\$500.00	18Ac	RR-5		
10	6498	3N2W22-8D-00700	Hilcrest Part 3	SCAPPOOSE		\$500.00	\$500.00	18Ac	RR-5		
11	43955	4N4W03-8B-09800	*1201 HEATHER LANE	VERNONIA	City of Vernonia holds restrictions	\$55,470.00	\$55,470.00	62Ac	VR-R		
12	23353	4N4W05-4D-12900	NEXT TO 842 ROSE AVE	VERNONIA		\$32,130.00	\$32,130.00	15Ac	VR-dR		
13	25050	8N4W30-4D-0100	8788 Nephalem Hwy North	VERNONIA		83,970	83,970	4.59Ac	RR-5		

* Property has an improvement. Refer to the Real Property Assessment Report for Details