

Columbia County Redemption Letters

General Judgment Date:
October 1, 2025

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 0626

Fax (503) 397 - 7251

www.columbiacountyor.gov

September 21, 2026

23338

BLAYLOCK RYAN & LISA

78142 DELENA MAYGER RD

RAINIER OR 97048

CASE NO: 25—CV47989

FORECLOSURE LIST NO: 25-001

TAX ACCOUNT: 18233

MAP ID: 7N2W16DB 11300

GENERAL JUDGMENT DATE: 10/1/2025

NOTICE TO OWNER OR LIEN HOLDER: END OF REDEMPTION PERIOD

ORS 312.125 requires that you be notified by regular and certified mail that the redemption period of the below-described properties will expire on October 1, 2027.

Unless redeemed before the above date, this property will deed to Columbia County, after the expiration of the redemption period that is two (2) years after the general judgment given on October 1, 2025. Thereafter, every right and interest of any person in that property will be forfeited to the county.

Name of owner as shown on most recent tax roll:

BLAYLOCK RYAN & LISA

Sincerely,

Mary Ann Guess
Columbia County Tax Collector

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 0626

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October 15, 2026

23338

Ryan E Blaylock

27757 Dike Rd

Rainier OR 97048

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-001
TAX ACCOUNT: 18233
MAP ID: 7N2W16DB 11300
GENERAL JUDGMENT DATE: 10/1/2025

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Name of owner as shown on most recent tax roll:

BLAYLOCK RYAN & LISA

Sincerely,

A handwritten signature in cursive script that reads "Mary Ann Guess".

Mary Ann Guess
Columbia County Tax Collector

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



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October 15, 2026

23338
STACY L. SCOTT
813 KING DR
RAINIER OR 97048

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-001
TAX ACCOUNT: 18233
MAP ID: 7N2W16DB 11300
GENERAL JUDGMENT DATE: 10/1/2025

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BLAYLOCK RYAN & LISA

Sincerely,

A handwritten signature in cursive script that reads "Mary Ann Guess".

Mary Ann Guess
Columbia County Tax Collector

WARNING: THERE ARE UNPAID TAXES AND FEES LISTED IN THE TOTAL AMOUNT DUE OF \$ 10,456.22 , ON PROPERTY AT 315 E E St, Rainier, OR , WHICH YOU MAY OWN OR HAVE A LEGAL INTEREST IN. THE PROPERTY WILL BE DEEDED TO THE COUNTY AND YOUR INTEREST WILL BE TERMINATED UNLESS THE BACK TAXES AND FEES ARE PAID. THE REDEMPTION PERIOD TO PAY THE BACK TAXES AND FEES AND RETAIN YOUR PROPERTY ENDS ON September 30, 2027. TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION ABOUT PAYMENT, CONTACT THE TAX COLLECTOR IMMEDIATELY AT 230 STRAND ST., ST. HELENS, OR 97051, (503) 397-2240.

IF THE PROPERTY IS DEEDED TO THE COUNTY AS A WAY OF COLLECTING THE BACK TAXES AND FEES OWED, AND THE PROPERTY IS WORTH MORE THAN YOU OWE, YOU ARE ENTITLED TO A RETURN OF MONEY FROM THE COUNTY. IN ORDER TO RECEIVE A NOTICE OF A POTENTIAL SURPLUS FROM THE COUNTY, PLEASE PROVIDE THE COUNTY WITH NOTICE OF A CURRENT ADDRESS, AND UPDATE THAT ADDRESS IF YOU MOVE.

THERE ARE GOVERNMENT AGENCIES AND NONPROFIT ORGANIZATIONS THAT CAN GIVE YOU INFORMATION ABOUT FORECLOSURE AND HELP YOU DECIDE WHAT TO DO. FOR GENERAL INFORMATION AT NO COST TO YOU, CONTACT A CERTIFIED HOUSING COUNSELOR. YOU CAN FIND A HOUSING COUNSELOR NEAR YOU AT [HTTPS://WWW.HUD.GOV/STATES/OREGON#HOMEOWNERSHIP](https://www.hud.gov/states/oregon#homeownership). YOU MAY ALSO WANT TO TALK TO A LAWYER. YOU CAN REACH THE OREGON STATE BAR'S LAWYER REFERRAL SERVICE AT 800-452-7636 (TOLL-FREE IN OREGON) OR VISIT THE WEBSITE AT WWW.OSBAR.ORG. FREE LEGAL ASSISTANCE MAY ALSO BE AVAILABLE TO INDIVIDUALS WITH LOW INCOMES. FOR MORE INFORMATION AND A DIRECTORY OF LEGAL AID PROGRAMS, GO TO WWW.OREGONLAWHELP.ORG.

ADDITIONAL RESOURCES

Oregon Property Tax Deferral Program

The State of Oregon offers a property tax deferral program for qualifying seniors (age 62+) and disabled homeowners.

Applications are filed through your county assessor at
230 Strand St., St Helens OR 97051
(503-397-2240)

Info & forms:
<https://www.oregon.gov/dor/programs/property/Pages/senior-and-disabled-property-tax-deferral-program.aspx>
Phone: Oregon Dept. of Revenue (503) 945-8348

Legal Help & Foreclosure Assistance

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(OHCS) – Foreclosure prevention and housing counseling
Website: <https://www.oregon.gov/ohcs>
Phone: (503) 986-2000

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Connect with an attorney
Website:
<https://www.osbar.org/public/ris>
Phone: (800) 452-7636

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Website: <https://oregonlawcenter.org>
Phone: (541) 269-1226
1-800-303-3638 (Coos-Curry, Western Douglas)

Multilingual Notice

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For additional information and full translations, please visit the Oregon State Treasury Unclaimed Property Program website: <https://unclaimed.oregon.gov>

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Vietnamese: Đây là thông báo về các quyền quan trọng liên quan đến tài sản của bạn

Chinese (Simplified): 这是关于您财产相关重要权利的通知

Russian: Это уведомление о важных правах, связанных с вашей собственностью

Korean: 이것은 귀하의 재산과 관련된 중요한 권리에 대한 통지입니다

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 6, Block 28, RAINIER, in the City of Rainier, County of Columbia and State of Oregon.

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 0626

Fax (503) 397 - 7251

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September 21, 2026

18392
COY STEVEN W & NIDIA G
19286 KALLIO RD
CLATSKANIE OR 97016

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-003
TAX ACCOUNT: 18392
MAP ID: 7N2W16DD 03200
GENERAL JUDGMENT DATE: 10/1/2025

NOTICE TO OWNER OR LIEN HOLDER: END OF REDEMPTION PERIOD

ORS 312.125 requires that you be notified by regular and certified mail that the redemption period of the below-described properties will expire on October 1, 2027.

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Name of owner as shown on most recent tax roll:

COY STEVEN W & NIDIA G

Sincerely,

Mary Ann Guess
Columbia County Tax Collector

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



ST. HELENS, OR 97051

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September 21, 2026

18392

ST. HELENS COMMUNITY FEDERAL CREDIT UNION

PO BOX 1009+

SCAPPOOSE OR 97056

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-003
TAX ACCOUNT: 18392
MAP ID: 7N2W16DD 03200
GENERAL JUDGMENT DATE: 10/1/2025

NOTICE TO OWNER OR LIEN HOLDER: END OF REDEMPTION PERIOD

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Sincerely,

Mary Ann Guess
Columbia County Tax Collector

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



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September 21, 2026

18392

STATE OF OREGON DEPARTMENT OF HUMAN SERVICES

PO BOX 14021

SALEM OR 97309

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-003
TAX ACCOUNT: 18392
MAP ID: 7N2W16DD 03200
GENERAL JUDGMENT DATE: 10/1/2025

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Sincerely,

Mary Ann Guess
Columbia County Tax Collector

COLUMBIA COUNTY

Department of Assessment and Taxation

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September 21, 2026

18392
CITY OF RAINIER
PO BOX 100
RAINIER, OR 97048

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-003
TAX ACCOUNT: 18392
MAP ID: 7N2W16DD 03200
GENERAL JUDGMENT DATE: 10/1/2025

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COY STEVEN W & NIDIA G

Sincerely,

Mary Ann Guess
Columbia County Tax Collector

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



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September 21, 2026

18392
CITIBANK SOUTH DAKOTA NA
7930 NW 110TH ST
KANSAS CITY, MO 64153

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-003
TAX ACCOUNT: 18392
MAP ID: 7N2W16DD 03200
GENERAL JUDGMENT DATE: 10/1/2025

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COLUMBIA COUNTY

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September 21, 2026

18392
MIDLAND FUNDING LLC
c/o Daniel N Gordon, PC
PO Box 22338
Eugene OR 97402

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-003
TAX ACCOUNT: 18392
MAP ID: 7N2W16DD 03200
GENERAL JUDGMENT DATE: 10/1/2025

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Sincerely,

Mary Ann Guess
Columbia County Tax Collector

WARNING: THERE ARE UNPAID TAXES AND FEES LISTED IN THE TOTAL AMOUNT DUE OF \$ 3,355.70 , ON PROPERTY AT 516 E E St, Rainier, OR , WHICH YOU MAY OWN OR HAVE A LEGAL INTEREST IN. THE PROPERTY WILL BE DEEDED TO THE COUNTY AND YOUR INTEREST WILL BE TERMINATED UNLESS THE BACK TAXES AND FEES ARE PAID. THE REDEMPTION PERIOD TO PAY THE BACK TAXES AND FEES AND RETAIN YOUR PROPERTY ENDS ON September 30, 2027. TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION ABOUT PAYMENT, CONTACT THE TAX COLLECTOR IMMEDIATELY AT 230 STRAND ST., ST. HELENS, OR 97051, (503) 397-2240.

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(503-397-2240)

Info & forms:
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Phone: Oregon Dept. of Revenue (503) 945-8348

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Oregon Housing and Community Services
(OHCS) – Foreclosure prevention and housing counseling
Website: <https://www.oregon.gov/ohcs>
Phone: (503) 986-2000

Oregon State Bar Lawyer Referral Service –
Connect with an attorney
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Phone: (800) 452-7636

Legal Aid Services of Oregon / Oregon Law Center – Free legal help for low-income Oregonians
Website: <https://oregonlawcenter.org>
Phone: (541) 269-1226
1-800-303-3638 (Coos-Curry, Western Douglas)

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Korean: 이것은 귀하의 재산과 관련된 중요한 권리에 대한 통지입니다

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the John S. Hawkins Donation Land Claim in Section 16, Township 7 North, Range 2 West of the Willamette Meridian, in the City of Rainier, County of Columbia and State of Oregon, described as follows:

Beginning at a point on the South sideline of E Street (formerly Ash Street) 80 feet Southerly of the Southeast corner of Block 26 of the City of Rainier according to the Blanchard plat thereof in the line of the Easterly side of said Block 26 if extended; thence Westerly along the South sideline of said E Street 50 feet to the true point of beginning; thence Westerly along the South sideline of said E Street another 50 feet; thence Southerly on a line parallel with the Easterly side of said Block 26, 100 feet; thence Easterly on a line parallel with the Southerly side of said Block 26, 50 feet; thence Northerly on a line parallel with the Easterly side of said Block 26, 100 feet to the point of beginning.

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



ST. HELENS, OR 97051

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Direct (503) 397 0626

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www.columbiacountyor.gov

September 24, 2026

15770
FORSYTHE KEITH REVOCABLE LIVING TRUST
FORSYTHE KEITH TRUSTEE
1800 RAILROAD AVE
ST HELENS OR 97051

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-005
TAX ACCOUNT: 15770
MAP ID: 5N1W3200 01000
GENERAL JUDGMENT DATE: 10/1/2025

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Name of owner as shown on most recent tax roll:

FORSYTHE KEITH REVOCABLE LIVING TRUST

Sincerely,

Mary Ann Guess
Columbia County Tax Collector

WARNING: THERE ARE UNPAID TAXES AND FEES LISTED IN THE TOTAL AMOUNT DUE OF \$ 111582.13 , ON PROPERTY AT 35360 HANKEY RD, ST HELENS, OR , WHICH YOU MAY OWN OR HAVE A LEGAL INTEREST IN. THE PROPERTY WILL BE DEEDED TO THE COUNTY AND YOUR INTEREST WILL BE TERMINATED UNLESS THE BACK TAXES AND FEES ARE PAID. THE REDEMPTION PERIOD TO PAY THE BACK TAXES AND FEES AND RETAIN YOUR PROPERTY ENDS ON September 30, 2027. TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION ABOUT PAYMENT, CONTACT THE TAX COLLECTOR IMMEDIATELY AT 230 STRAND ST., ST. HELENS, OR 97051, (503) 397-2240.

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Beginning at a point on the North line of the Francis Perry Donation Land Claim in Section 32, Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, said point being North 89°04' West a distance of 1742.4 feet from the Northeast corner of the said Perry Donation Land Claim; thence North 5°48' East a distance of 547 feet; thence North 12°56' West a distance of 252.5 feet; thence North 65° West a distance of 225 feet; thence South a distance of 885 feet, more or less, to the North line of the said Francis Perry Donation Land Claim; thence along the Donation Land Claim line, South 89°04' East a distance of 200 feet to the place of beginning.

PARCEL 2:

Commencing at a point 22.22 chains West from the Northeast corner of the Donation Land Claim of Francis Perry in Townships 4 and 5 North, Range 1 West, Willamette Meridian, Columbia County, Oregon, at a point marked "C.O.R."; from thence run (variation North 21°30' East) South 32 chains to a post marked "W"; thence West 24.34 chains to a certain line surveyed and marked by J.W. Campbell to a post marked "P"; thence following said line North 32.75 chains to a point on the North line of the said Perry Donation Land Claim to a post marked "P" and thence following said North line of the Perry Donation Land Claim East 24.35 chains to the place of beginning.

EXCEPTING THEREFROM that portion thereof lying South of the center of Milton Creek and that portion lying Easterly of McClintock Road conveyed to Joe Sasia in Book 100, page 613, Deed Records of Columbia County, Oregon.

PARCEL 3:

Beginning at the Northwest corner of the Emerson tract, said corner being on the North line of the Perry Donation Land Claim and South 89°04' East 1494.3 feet from the Northwest corner of the Francis Perry Donation Land Claim, Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon; thence following the North line of the said Perry Donation Land Claim South 89°04' East 853.5 feet to the Northeast corner of the said Emerson tract; thence along the East line of the said Emerson tract South 3°07' West 638.3 feet; thence North 89°04' West 853.5 feet to the West line of the said Emerson tract and thence along said West line North 3°07' East 638.3 feet to the place of beginning.

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 0626

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September 24, 2026

27178
HINSZ DAVID & DIANA
PO BOX 1497
CLATSKANIE OR 97016-1497

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-011
TAX ACCOUNT: 27178
MAP ID: 7N4W16A0 00300
GENERAL JUDGMENT DATE: 10/1/2025

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Name of owner as shown on most recent tax roll:

HINSZ DAVID & DIANA

Sincerely,

Mary Ann Guess
Columbia County Tax Collector

WARNING: THERE ARE UNPAID TAXES AND FEES LISTED IN THE TOTAL AMOUNT DUE OF \$ 29,132.59 , ON PROPERTY AT 18597 HAZEL GROVE RD, CLATSKANIE, OR , WHICH YOU MAY OWN OR HAVE A LEGAL INTEREST IN. THE PROPERTY WILL BE DEEDED TO THE COUNTY AND YOUR INTEREST WILL BE TERMINATED UNLESS THE BACK TAXES AND FEES ARE PAID. THE REDEMPTION PERIOD TO PAY THE BACK TAXES AND FEES AND RETAIN YOUR PROPERTY ENDS ON September 30, 2027. TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION ABOUT PAYMENT, CONTACT THE TAX COLLECTOR IMMEDIATELY AT 230 STRAND ST., ST. HELENS, OR 97051, (503) 397-2240.

IF THE PROPERTY IS DEEDED TO THE COUNTY AS A WAY OF COLLECTING THE BACK TAXES AND FEES OWED, AND THE PROPERTY IS WORTH MORE THAN YOU OWE, YOU ARE ENTITLED TO A RETURN OF MONEY FROM THE COUNTY. IN ORDER TO RECEIVE A NOTICE OF A POTENTIAL SURPLUS FROM THE COUNTY, PLEASE PROVIDE THE COUNTY WITH NOTICE OF A CURRENT ADDRESS, AND UPDATE THAT ADDRESS IF YOU MOVE.

THERE ARE GOVERNMENT AGENCIES AND NONPROFIT ORGANIZATIONS THAT CAN GIVE YOU INFORMATION ABOUT FORECLOSURE AND HELP YOU DECIDE WHAT TO DO. FOR GENERAL INFORMATION AT NO COST TO YOU, CONTACT A CERTIFIED HOUSING COUNSELOR. YOU CAN FIND A HOUSING COUNSELOR NEAR YOU AT [HTTPS://WWW.HUD.GOV/STATES/OREGON#HOMEOWNERSHIP](https://www.hud.gov/states/oregon#homeownership). YOU MAY ALSO WANT TO TALK TO A LAWYER. YOU CAN REACH THE OREGON STATE BAR'S LAWYER REFERRAL SERVICE AT 800-452-7636 (TOLL-FREE IN OREGON) OR VISIT THE WEBSITE AT WWW.OSBAR.ORG. FREE LEGAL ASSISTANCE MAY ALSO BE AVAILABLE TO INDIVIDUALS WITH LOW INCOMES. FOR MORE INFORMATION AND A DIRECTORY OF LEGAL AID PROGRAMS, GO TO WWW.OREGONLAWHELP.ORG.

ADDITIONAL RESOURCES

Oregon Property Tax Deferral Program

The State of Oregon offers a property tax deferral program for qualifying seniors (age 62+) and disabled homeowners.

Applications are filed through your county assessor at
230 Strand St., St Helens OR 97051
(503-397-2240)

Info & forms:

<https://www.oregon.gov/dor/programs/property/Pages/senior-and-disabled-property-tax-deferral-program.aspx>
Phone: Oregon Dept. of Revenue **(503) 945-8348**

Legal Help & Foreclosure Assistance

Oregon Housing and Community Services

(OHCS) – Foreclosure prevention and housing counseling

Website: <https://www.oregon.gov/ohcs>
Phone: **(503) 986-2000**

Oregon State Bar Lawyer Referral Service –

Connect with an attorney

Website:
<https://www.osbar.org/public/ris>
Phone: **(800) 452-7636**

Legal Aid Services of Oregon / Oregon Law

Center – Free legal help for low-income Oregonians

Website: <https://oregonlawcenter.org>
Phone: **(541) 269-1226**

1-800-303-3638 (Coos-Curry, Western Douglas)

Multilingual Notice

In compliance with HB 2089, the following referral is provided in the five most commonly spoken languages in Oregon other than English.

Each translation includes the statement: “This is a notice about important rights related to your property.”

For additional information and full translations, please visit the Oregon State Treasury Unclaimed Property Program website: <https://unclaimed.oregon.gov>

Spanish: Este es un aviso sobre derechos importantes relacionados con su propiedad

Vietnamese: Đây là thông báo về các quyền quan trọng liên quan đến tài sản của bạn

Chinese (Simplified): 这是关于您财产相关重要权利的通知

Russian: Это уведомление о важных правах, связанных с вашей собственностью

Korean: 이것은 귀하의 재산과 관련된 중요한 권리에 대한 통지입니다

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1, PARTITION PLAT NO. 2002-11, as recorded on June 27, 202 under Columbia County Fee No. 02-08704, Records of Columbia County, Oregon.

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 0626

Fax (503) 397 - 7251

www.columbiacountyor.gov

September 29, 2026

28081
KERANEN TIMOTHY M
80183 KALLUNKI RD
CLATSKANIE OR 97016-2210

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-015
TAX ACCOUNT: 28081
MAP ID: 8N4W2300 01200
GENERAL JUDGMENT DATE: 10/1/2025

NOTICE TO OWNER OR LIEN HOLDER: END OF REDEMPTION PERIOD

ORS 312.125 requires that you be notified by regular and certified mail that the redemption period of the below-described properties will expire on October 1, 2027.

Unless redeemed before the above date, this property will deed to Columbia County, after the expiration of the redemption period that is two (2) years after the general judgment given on October 1, 2025. Thereafter, every right and interest of any person in that property will be forfeited to the county.

Name of owner as shown on most recent tax roll:

KERANEN TIMOTHY M

Sincerely,

Mary Ann Guess
Columbia County Tax Collector

WARNING: THERE ARE UNPAID TAXES AND FEES LISTED IN THE TOTAL AMOUNT DUE OF \$ 25,935.06 , ON PROPERTY AT 80183 Kallunki Rd, Clatskanie, OR , WHICH YOU MAY OWN OR HAVE A LEGAL INTEREST IN. THE PROPERTY WILL BE DEEDED TO THE COUNTY AND YOUR INTEREST WILL BE TERMINATED UNLESS THE BACK TAXES AND FEES ARE PAID. THE REDEMPTION PERIOD TO PAY THE BACK TAXES AND FEES AND RETAIN YOUR PROPERTY ENDS ON September 30, 2027. TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION ABOUT PAYMENT, CONTACT THE TAX COLLECTOR IMMEDIATELY AT 230 STRAND ST., ST. HELENS, OR 97051, (503) 397-2240.

IF THE PROPERTY IS DEEDED TO THE COUNTY AS A WAY OF COLLECTING THE BACK TAXES AND FEES OWED, AND THE PROPERTY IS WORTH MORE THAN YOU OWE, YOU ARE ENTITLED TO A RETURN OF MONEY FROM THE COUNTY. IN ORDER TO RECEIVE A NOTICE OF A POTENTIAL SURPLUS FROM THE COUNTY, PLEASE PROVIDE THE COUNTY WITH NOTICE OF A CURRENT ADDRESS, AND UPDATE THAT ADDRESS IF YOU MOVE.

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ADDITIONAL RESOURCES

Oregon Property Tax Deferral Program

The State of Oregon offers a property tax deferral program for qualifying seniors (age 62+) and disabled homeowners.

Applications are filed through your county assessor at
230 Strand St., St Helens OR 97051
(503-397-2240)

Info & forms:

<https://www.oregon.gov/dor/programs/property/Pages/senior-and-disabled-property-tax-deferral-program.aspx>
Phone: Oregon Dept. of Revenue (503) 945-8348

Legal Help & Foreclosure Assistance

Oregon Housing and Community Services

(OHCS) – Foreclosure prevention and housing counseling

Website: <https://www.oregon.gov/ohcs>
Phone: (503) 986-2000

Oregon State Bar Lawyer Referral Service –

Connect with an attorney

Website:
<https://www.osbar.org/public/ris>
Phone: (800) 452-7636

Legal Aid Services of Oregon / Oregon Law

Center – Free legal help for low-income Oregonians

Website: <https://oregonlawcenter.org>
Phone: (541) 269-1226

1-800-303-3638 (Coos-Curry, Western Douglas)

Multilingual Notice

In compliance with HB 2089, the following referral is provided in the five most commonly spoken languages in Oregon other than English.

Each translation includes the statement: “This is a notice about important rights related to your property.”

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Spanish: Este es un aviso sobre derechos importantes relacionados con su propiedad

Vietnamese: Đây là thông báo về các quyền quan trọng liên quan đến tài sản của bạn

Chinese (Simplified): 这是关于您财产相关重要权利的通知

Russian: Это уведомление о важных правах, связанных с вашей собственностью

Korean: 이것은 귀하의 재산과 관련된 중요한 권리에 대한 통지입니다

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Beginning at a point on the line between Sections 22 and 23 that is South 00°04' East 1208.7 feet from the quarter Section corner between said Section 22 and 23, Township 8 North, Range 4 West of the Willamette Meridian, Columbia County, Oregon; thence from said point of beginning East 1830.6 feet to a point on the Westerly bank of the slough and Easterly edge of the Drainage District; thence up the bank of said slough South 70 feet to a point; thence South 4°33' East 270 feet to a point; thence South 36°8' East 100.9 feet to an intersection with the Northerly right of way line of the S.P. & S. Railway; thence along said right of way line South 53°41' West 1277.1 feet to a point; thence North 46°30' West 921.4 feet to a point; thence South 89°30' West 1437.3 feet to a point on the Easterly line of a 20 foot roadway; thence along the Easterly line of said roadway, North 571.6 feet to a point; thence leaving said roadway East 1211.8 feet to the place of beginning, located in said Sections 22 and 23 and in the Clement A. Bradbury Donation Land Claim and recorded on Map NO-145 Columbia County Surveyors Office.

EXCEPTING THEREFROM a 40 foot roadway along the top of the dike on the Easterly end of the above described tract; ALSO EXCEPTING THEREFROM a one acre tract of land with house thereon located in the Southeasterly part of above described tract, together with 20 foot road thereto.

PARCEL 2:

Beginning at the Southeast corner of a tract of land conveyed by Green C. Love and Allie L. Love, his wife, to Arch M. Myer and Charles H. Stockwell by deed recorded October 26, 1920, in Book "30" Page 200, Deed Records of Columbia County, State of Oregon, which point of beginning is North 00°11' West 906.2 feet and South 89°37' West 20.0 feet from the Quarter Section corner between Sections 22 and 27, Township 8 North of Range 4 West of the Willamette Meridian, in Columbia County, Oregon, according to the survey and plat No. 171 made by L. J. VanOrshoven, County Surveyor, and on file in the office of said County Surveyor of Columbia County, Oregon; thence from said point of beginning running thence along the Southerly line of said tract so sold by Green C. Love to Arch M. Myer and C.H. Stockwell as aforesaid South 89°37' West 1777.6 feet to a point on the Easterly bank of McClane Slough; thence following the Easterly bank of said Slough in a general Northwesterly and thence Easterly direction to a point on said bank that is North 1652.3 feet and West 1668.8 feet from the above described Quarter Section corner; thence South 158.0 feet; thence North 89°37' East 1644.0 feet; thence South 0°11' East 599.0 feet to place of beginning.

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 0626

Fax (503) 397 - 7251

www.columbiacountyor.gov

September 29, 2026

23500

MCCLEAN DAVID T & LISA S

37222 LINDA LN

SEASIDE OR 97338

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-018
TAX ACCOUNT: 23500
MAP ID: 5N4W34CC 00404
GENERAL JUDGMENT DATE: 10/1/2025

NOTICE TO OWNER OR LIEN HOLDER: END OF REDEMPTION PERIOD

ORS 312.125 requires that you be notified by regular and certified mail that the redemption period of the below-described properties will expire on October 1, 2027.

Unless redeemed before the above date, this property will deed to Columbia County, after the expiration of the redemption period that is two (2) years after the general judgment given on October 1, 2025. Thereafter, every right and interest of any person in that property will be forfeited to the county.

Name of owner as shown on most recent tax roll:

MCCLEAN DAVID T & LISA S

Sincerely,

Mary Ann Guess
Columbia County Tax Collector

WARNING: THERE ARE UNPAID TAXES AND FEES LISTED IN THE TOTAL AMOUNT DUE OF \$ 25,874.86 , ON PROPERTY AT 1996 N MIST DR., VERNONIA , OR 25,874.86, WHICH YOU MAY OWN OR HAVE A LEGAL INTEREST IN. THE PROPERTY WILL BE DEEDED TO THE COUNTY AND YOUR INTEREST WILL BE TERMINATED UNLESS THE BACK TAXES AND FEES ARE PAID. THE REDEMPTION PERIOD TO PAY THE BACK TAXES AND FEES AND RETAIN YOUR PROPERTY ENDS ON September 30, 2027. TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION ABOUT PAYMENT, CONTACT THE TAX COLLECTOR IMMEDIATELY AT 230 STRAND ST., ST. HELENS, OR 97051, (503) 397-2240.

IF THE PROPERTY IS DEEDED TO THE COUNTY AS A WAY OF COLLECTING THE BACK TAXES AND FEES OWED, AND THE PROPERTY IS WORTH MORE THAN YOU OWE, YOU ARE ENTITLED TO A RETURN OF MONEY FROM THE COUNTY. IN ORDER TO RECEIVE A NOTICE OF A POTENTIAL SURPLUS FROM THE COUNTY, PLEASE PROVIDE THE COUNTY WITH NOTICE OF A CURRENT ADDRESS, AND UPDATE THAT ADDRESS IF YOU MOVE.

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ADDITIONAL RESOURCES

Oregon Property Tax Deferral Program

The State of Oregon offers a property tax deferral program for qualifying seniors (age 62+) and disabled homeowners.

Applications are filed through your county assessor at
230 Strand St., St Helens OR 97051
(503-397-2240)

Info & forms:

<https://www.oregon.gov/dor/programs/property/Pages/senior-and-disabled-property-tax-deferral-program.aspx>
Phone: Oregon Dept. of Revenue (503) 945-8348

Legal Help & Foreclosure Assistance

Oregon Housing and Community Services
(OHCS) – Foreclosure prevention and housing counseling
Website: <https://www.oregon.gov/ohcs>
Phone: (503) 986-2000

Oregon State Bar Lawyer Referral Service –
Connect with an attorney
Website:
<https://www.osbar.org/public/ris>
Phone: (800) 452-7636

Legal Aid Services of Oregon / Oregon Law Center – Free legal help for low-income Oregonians
Website: <https://oregonlawcenter.org>
Phone: (541) 269-1226
1-800-303-3638 (Coos-Curry, Western Douglas)

Multilingual Notice

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Each translation includes the statement: “This is a notice about important rights related to your property.”

For additional information and full translations, please visit the Oregon State Treasury Unclaimed Property Program website: <https://unclaimed.oregon.gov>

Spanish: Este es un aviso sobre derechos importantes relacionados con su propiedad

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Chinese (Simplified): 这是关于您财产相关重要权利的通知

Russian: Это уведомление о важных правах, связанных с вашей собственностью

Korean: 이것은 귀하의 재산과 관련된 중요한 권리에 대한 통지입니다

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 of Partition Plat No. 1995-51, recorded December 5, 1995, Fee No. 95-10357, in Columbia County, Oregon.

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 0626

Fax (503) 397 - 7251

www.columbiacountyor.gov

September 29, 2026

440759

MCCORMICK PARK TOWNHOUSES & APTS LLC

PO BOX 1031

RAINIER OR 97048

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-019
TAX ACCOUNT: 440759
MAP ID: 4N1W04DC 05000
GENERAL JUDGMENT DATE: 10/1/2025

NOTICE TO OWNER OR LIEN HOLDER: END OF REDEMPTION PERIOD

ORS 312.125 requires that you be notified by regular and certified mail that the redemption period of the below-described properties will expire on October 1, 2027.

Unless redeemed before the above date, this property will deed to Columbia County, after the expiration of the redemption period that is two (2) years after the general judgment given on October 1, 2025. Thereafter, every right and interest of any person in that property will be forfeited to the county.

Name of owner as shown on most recent tax roll:

MCCORMICK PARK TOWNHOUSES & APTS LLC

Sincerely,

Mary Ann Guess
Columbia County Tax Collector

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 0626

Fax (503) 397 - 7251

www.columbiacountyor.gov

September 29, 2026

440759

PACIFIC GUARDIAN LIFE INSURANCE COMPANY

1440 KAPIOLANI BLVD STE 1700

HONOLULU, HI 96814

CASE NO: 25-CV47989

FORECLOSURE LIST NO: 25-019

TAX ACCOUNT: 440759

MAP ID: 4N1W04DC 05000

GENERAL JUDGMENT DATE: 10/1/2025

NOTICE TO OWNER OR LIEN HOLDER: END OF REDEMPTION PERIOD

ORS 312.125 requires that you be notified by regular and certified mail that the redemption period of the below-described properties will expire on October 1, 2027.

Unless redeemed before the above date, this property will deed to Columbia County, after the expiration of the redemption period that is two (2) years after the general judgment given on October 1, 2025. Thereafter, every right and interest of any person in that property will be forfeited to the county.

Name of owner as shown on most recent tax roll:

MCCORMICK PARK TOWNHOUSES & APTS LLC

Sincerely,

Mary Ann Guess

Columbia County Tax Collector

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 0626

Fax (503) 397 - 7251

www.columbiacountyor.gov

September 29, 2026

440759
ST. HELENS COMMUNITY FCU
PO BOX 537
ST HELENS OR 97051

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-019
TAX ACCOUNT: 440759
MAP ID: 4N1W04DC 05000
GENERAL JUDGMENT DATE: 10/1/2025

NOTICE TO OWNER OR LIEN HOLDER: END OF REDEMPTION PERIOD

ORS 312.125 requires that you be notified by regular and certified mail that the redemption period of the below-described properties will expire on October 1, 2027.

Unless redeemed before the above date, this property will deed to Columbia County, after the expiration of the redemption period that is two (2) years after the general judgment given on October 1, 2025. Thereafter, every right and interest of any person in that property will be forfeited to the county.

Name of owner as shown on most recent tax roll:

MCCORMICK PARK TOWNHOUSES & APTS LLC

Sincerely,

Mary Ann Guess
Columbia County Tax Collector

WARNING: THERE ARE UNPAID TAXES AND FEES LISTED IN THE TOTAL AMOUNT DUE OF \$ 51,128.68 , ON PROPERTY AT 535 S 15th St., St. Helens, OR , WHICH YOU MAY OWN OR HAVE A LEGAL INTEREST IN. THE PROPERTY WILL BE DEEDED TO THE COUNTY AND YOUR INTEREST WILL BE TERMINATED UNLESS THE BACK TAXES AND FEES ARE PAID. THE REDEMPTION PERIOD TO PAY THE BACK TAXES AND FEES AND RETAIN YOUR PROPERTY ENDS ON September 30, 2027. TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION ABOUT PAYMENT, CONTACT THE TAX COLLECTOR IMMEDIATELY AT 230 STRAND ST., ST. HELENS, OR 97051, (503) 397-2240.

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ADDITIONAL RESOURCES

ADDITIONAL RESOURCES

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The State of Oregon offers a property tax deferral program for qualifying seniors (age 62+) and disabled homeowners.

Applications are filed through your county assessor at
230 Strand St., St Helens OR 97051
(503-397-2240)

Info & forms:

<https://www.oregon.gov/dor/programs/property/Pages/senior-and-disabled-property-tax-deferral-program.aspx>
Phone: Oregon Dept. of Revenue (503) 945-8348

Legal Help & Foreclosure Assistance

Oregon Housing and Community Services
(OHCS) – Foreclosure prevention and housing counseling
Website: <https://www.oregon.gov/ohcs>
Phone: (503) 986-2000

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Connect with an attorney
Website:
<https://www.osbar.org/public/ris>
Phone: (800) 452-7636

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Chinese (Simplified): 这是关于您财产相关重要权利的通知

Russian: Это уведомление о важных правах, связанных с вашей собственностью

Korean: 이것은 귀하의 재산과 관련된 중요한 권리에 대한 통지입니다

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1: Lots 1, 2, 3, 4, 5 and 6, Block 134, City of St. Helens, Columbia County, Oregon. EXCEPTING therefrom any portion lying in Old Portland Road.

Parcel 2: Lots 1, 2, 3 and 6, Block 133, City of St. Helens, Columbia County, Oregon.

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 0626

Fax (503) 397 - 7251

www.columbiacountyor.gov

September 29, 2026

13848

MULLINS TROY F & VIVA J

364 N 1ST ST

ST HELENS OR 97051

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-020
TAX ACCOUNT: 13848
MAP ID: 5N1W34CB 07900
GENERAL JUDGMENT DATE: 10/1/2025

NOTICE TO OWNER OR LIEN HOLDER: END OF REDEMPTION PERIOD

ORS 312.125 requires that you be notified by regular and certified mail that the redemption period of the below-described properties will expire on October 1, 2027.

Unless redeemed before the above date, this property will deed to Columbia County, after the expiration of the redemption period that is two (2) years after the general judgment given on October 1, 2025. Thereafter, every right and interest of any person in that property will be forfeited to the county.

Name of owner as shown on most recent tax roll:

MULLINS TROY F & VIVA J

Sincerely,

Mary Ann Guess
Columbia County Tax Collector

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



file

ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 0626

Fax (503) 397 - 7251

www.columbiacountyor.gov

September 29, 2026

13848
1ST SECURITY BANK OF WASHINGTON
PO BOX 97000
LYNNWOOD WA 98046

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-020
TAX ACCOUNT: 13848
MAP ID: 5N1W34CB 07900
GENERAL JUDGMENT DATE: 10/1/2025

NOTICE TO OWNER OR LIEN HOLDER: END OF REDEMPTION PERIOD

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Unless redeemed before the above date, this property will deed to Columbia County, after the expiration of the redemption period that is two (2) years after the general judgment given on October 1, 2025. Thereafter, every right and interest of any person in that property will be forfeited to the county.

Name of owner as shown on most recent tax roll:

MULLINS TROY F & VIVA J

Sincerely,

Mary Ann Guess
Columbia County Tax Collector

WARNING: THERE ARE UNPAID TAXES AND FEES LISTED IN THE TOTAL AMOUNT DUE OF \$ 13,072.44 , ON PROPERTY AT 364 N 1ST ST. ST HELENS, OR , WHICH YOU MAY OWN OR HAVE A LEGAL INTEREST IN. THE PROPERTY WILL BE DEEDED TO THE COUNTY AND YOUR INTEREST WILL BE TERMINATED UNLESS THE BACK TAXES AND FEES ARE PAID. THE REDEMPTION PERIOD TO PAY THE BACK TAXES AND FEES AND RETAIN YOUR PROPERTY ENDS ON September 30, 2027. TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION ABOUT PAYMENT, CONTACT THE TAX COLLECTOR IMMEDIATELY AT 230 STRAND ST., ST. HELENS, OR 97051, (503) 397-2240.

IF THE PROPERTY IS DEEDED TO THE COUNTY AS A WAY OF COLLECTING THE BACK TAXES AND FEES OWED, AND THE PROPERTY IS WORTH MORE THAN YOU OWE, YOU ARE ENTITLED TO A RETURN OF MONEY FROM THE COUNTY. IN ORDER TO RECEIVE A NOTICE OF A POTENTIAL SURPLUS FROM THE COUNTY, PLEASE PROVIDE THE COUNTY WITH NOTICE OF A CURRENT ADDRESS, AND UPDATE THAT ADDRESS IF YOU MOVE.

THERE ARE GOVERNMENT AGENCIES AND NONPROFIT ORGANIZATIONS THAT CAN GIVE YOU INFORMATION ABOUT FORECLOSURE AND HELP YOU DECIDE WHAT TO DO. FOR GENERAL INFORMATION AT NO COST TO YOU, CONTACT A CERTIFIED HOUSING COUNSELOR. YOU CAN FIND A HOUSING COUNSELOR NEAR YOU AT [HTTPS://WWW.HUD.GOV/STATES/OREGON#HOMEOWNERSHIP](https://www.hud.gov/states/oregon#homeownership). YOU MAY ALSO WANT TO TALK TO A LAWYER. YOU CAN REACH THE OREGON STATE BAR'S LAWYER REFERRAL SERVICE AT 800-452-7636 (TOLL-FREE IN OREGON) OR VISIT THE WEBSITE AT WWW.OSBAR.ORG. FREE LEGAL ASSISTANCE MAY ALSO BE AVAILABLE TO INDIVIDUALS WITH LOW INCOMES. FOR MORE INFORMATION AND A DIRECTORY OF LEGAL AID PROGRAMS, GO TO WWW.OREGONLAWHELP.ORG.

ADDITIONAL RESOURCES

Oregon Property Tax Deferral Program

The State of Oregon offers a property tax deferral program for qualifying seniors (age 62+) and disabled homeowners.

Applications are filed through your county assessor at
230 Strand St., St Helens OR 97051
(503-397-2240)

Info & forms:
<https://www.oregon.gov/dor/programs/property/Pages/senior-and-disabled-property-tax-deferral-program.aspx>
Phone: Oregon Dept. of Revenue (503) 945-8348

Legal Help & Foreclosure Assistance

Oregon Housing and Community Services
(OHCS) – Foreclosure prevention and housing counseling
Website: <https://www.oregon.gov/ohcs>
Phone: (503) 986-2000

Oregon State Bar Lawyer Referral Service –
Connect with an attorney
Website:
<https://www.osbar.org/public/ris>
Phone: (800) 452-7636

Legal Aid Services of Oregon / Oregon Law Center – Free legal help for low-income Oregonians
Website: <https://oregonlawcenter.org>
Phone: (541) 269-1226
1-800-303-3638 (Coos-Curry, Western Douglas)

Multilingual Notice

In compliance with HB 2089, the following referral is provided in the five most commonly spoken languages in Oregon other than English.

Each translation includes the statement: “This is a notice about important rights related to your property.”

For additional information and full translations, please visit the Oregon State Treasury Unclaimed Property Program website: <https://unclaimed.oregon.gov>

Spanish: Este es un aviso sobre derechos importantes relacionados con su propiedad

Vietnamese: Đây là thông báo về các quyền quan trọng liên quan đến tài sản của bạn

Chinese (Simplified): 这是关于您财产相关重要权利的通知

Russian: Это уведомление о важных правах, связанных с вашей собственностью

Korean: 이것은 귀하의 재산과 관련된 중요한 권리에 대한 통지입니다

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 5 and 6, Block 1 in First Addition to Columbia Park, Columbia County, Oregon, according to the plat thereof on file and of record in the office of the County Clerk of said Columbia County. EXCEPTING THEREFROM the Northerly 12 feet of said Lot 6.

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 0626

Fax (503) 397 - 7251

www.columbiacountyor.gov

October 2, 2026

22075

NELSON JANET

PO BOX 1073

RAINIER OR 97048

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-022
TAX ACCOUNT: 22075
MAP ID: 7N2W16CA 02300
GENERAL JUDGMENT DATE: 10/1/2025

NOTICE TO OWNER OR LIEN HOLDER: END OF REDEMPTION PERIOD

ORS 312.125 requires that you be notified by regular and certified mail that the redemption period of the below-described properties will expire on October 1, 2027.

Unless redeemed before the above date, this property will deed to Columbia County, after the expiration of the redemption period that is two (2) years after the general judgment given on October 1, 2025. Thereafter, every right and interest of any person in that property will be forfeited to the county.

Name of owner as shown on most recent tax roll:

NELSON JANET

Sincerely,

A handwritten signature in cursive script, appearing to read "Mary Ann Guess".

Mary Ann Guess
Columbia County Tax Collector

WARNING: THERE ARE UNPAID TAXES AND FEES LISTED IN THE TOTAL AMOUNT DUE OF 26,768.64__, ON PROPERTY AT 404 W. B D ST. RAINIER, OR, WHICH YOU MAY OWN OR HAVE A LEGAL INTEREST IN. THE PROPERTY WILL BE DEEDED TO THE COUNTY AND YOUR INTEREST WILL BE TERMINATED UNLESS THE BACK TAXES AND FEES ARE PAID. THE REDEMPTION PERIOD TO PAY THE BACK TAXES AND FEES AND RETAIN YOUR PROPERTY ENDS ON September 30, 2027. TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION ABOUT PAYMENT, CONTACT THE TAX COLLECTOR IMMEDIATELY AT 230 STRAND ST., ST. HELENS, OR 97051, (503) 397-2240.

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THERE ARE GOVERNMENT AGENCIES AND NONPROFIT ORGANIZATIONS THAT CAN GIVE YOU INFORMATION ABOUT FORECLOSURE AND HELP YOU DECIDE WHAT TO DO. FOR GENERAL INFORMATION AT NO COST TO YOU, CONTACT A CERTIFIED HOUSING COUNSELOR. YOU CAN FIND A HOUSING COUNSELOR NEAR YOU AT [HTTPS://WWW.HUD.GOV/STATES/OREGON#HOMEOWNERSHIP](https://www.hud.gov/states/oregon#homeownership). YOU MAY ALSO WANT TO TALK TO A LAWYER. YOU CAN REACH THE OREGON STATE BAR'S LAWYER REFERRAL SERVICE AT 800-452-7636 (TOLL-FREE IN OREGON) OR VISIT THE WEBSITE AT WWW.OSBAR.ORG. FREE LEGAL ASSISTANCE MAY ALSO BE AVAILABLE TO INDIVIDUALS WITH LOW INCOMES. FOR MORE INFORMATION AND A DIRECTORY OF LEGAL AID PROGRAMS, GO TO WWW.OREGONLAWHELP.ORG.

ADDITIONAL RESOURCES

Oregon Property Tax Deferral Program

The State of Oregon offers a property tax deferral program for qualifying seniors (age 62+) and disabled homeowners.

Applications are filed through your county assessor at
230 Strand St., St Helens OR 97051
(503-397-2240)

Info & forms:

<https://www.oregon.gov/dor/programs/property/Pages/senior-and-disabled-property-tax-deferral-program.aspx>
Phone: Oregon Dept. of Revenue (503) 945-8348

Legal Help & Foreclosure Assistance

Oregon Housing and Community Services

(OHCS) – Foreclosure prevention and housing counseling

Website: <https://www.oregon.gov/ohcs>
Phone: (503) 986-2000

Oregon State Bar Lawyer Referral Service –

Connect with an attorney

Website:
<https://www.osbar.org/public/ris>
Phone: (800) 452-7636

Legal Aid Services of Oregon / Oregon Law

Center – Free legal help for low-income Oregonians

Website: <https://oregonlawcenter.org>
Phone: (541) 269-1226

1-800-303-3638 (Coos-Curry, Western Douglas)

Multilingual Notice

In compliance with HB 2089, the following referral is provided in the five most commonly spoken languages in Oregon other than English.

Each translation includes the statement: “This is a notice about important rights related to your property.”

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Spanish: Este es un aviso sobre derechos importantes relacionados con su propiedad

Vietnamese: Đây là thông báo về các quyền quan trọng liên quan đến tài sản của bạn

Chinese (Simplified): 这是关于您财产相关重要权利的通知

Russian: Это уведомление о важных правах, связанных с вашей собственностью

Korean: 이것은 귀하의 재산과 관련된 중요한 권리에 대한 통지입니다

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1, Block 39, MOECK'S ADDITION, in the City of Rainier, County of Columbia and State of Oregon.

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 0626

Fax (503) 397 - 7251

www.columbiacountyor.gov

October 13, 2026

5697
OHM EQUITY PARTNERS LLC
33470 SW CHINOOK PL #213
SCAPPOSOE OR 967056

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-023
TAX ACCOUNT: 5697
MAP ID: 3N2W12AD 06100
GENERAL JUDGMENT DATE: 10/1/2025

NOTICE TO OWNER OR LIEN HOLDER: END OF REDEMPTION PERIOD

ORS 312.125 requires that you be notified by regular and certified mail that the redemption period of the below-described properties will expire on October 1, 2027.

Unless redeemed before the above date, this property will deed to Columbia County, after the expiration of the redemption period that is two (2) years after the general judgment given on October 1, 2025. Thereafter, every right and interest of any person in that property will be forfeited to the county.

Name of owner as shown on most recent tax roll:

OHM EQUITY PARTNERS LLC

Sincerely,

Mary Ann Guess
Columbia County Tax Collector

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 0626

Fax (503) 397 - 7251

www.columbiacountyor.gov

October 13, 2026

5697
SUSAN HALTON
c/o TRITALENT FUNDING GROUP, INC
8555 SW APPLE WAY, SUITE 330
PORTLAND, OR 97056

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-023
TAX ACCOUNT: 5697
MAP ID: 3N2W12AD 06100
GENERAL JUDGMENT DATE: 10/1/2025

NOTICE TO OWNER OR LIEN HOLDER: END OF REDEMPTION PERIOD

ORS 312.125 requires that you be notified by regular and certified mail that the redemption period of the below-described properties will expire on October 1, 2027.

Unless redeemed before the above date, this property will deed to Columbia County, after the expiration of the redemption period that is two (2) years after the general judgment given on October 1, 2025. Thereafter, every right and interest of any person in that property will be forfeited to the county.

Name of owner as shown on most recent tax roll:

OHM EQUITY PARTNERS LLC

Sincerely,

Mary Ann Guess
Columbia County Tax Collector

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 0626

Fax (503) 397 - 7251

www.columbiacountyor.gov

October 13, 2026

5697
KATHRYN REBAGLIATI
c/o TRITALENT FUNDING GROUP, INC
8555 SW APPLE WAY, SUITE 330
PORTLAND OR 97056

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-023
TAX ACCOUNT: 5697
MAP ID: 3N2W12AD 06100
GENERAL JUDGMENT DATE: 10/1/2025

NOTICE TO OWNER OR LIEN HOLDER: END OF REDEMPTION PERIOD

ORS 312.125 requires that you be notified by regular and certified mail that the redemption period of the below-described properties will expire on October 1, 2027.

Unless redeemed before the above date, this property will deed to Columbia County, after the expiration of the redemption period that is two (2) years after the general judgment given on October 1, 2025. Thereafter, every right and interest of any person in that property will be forfeited to the county.

Name of owner as shown on most recent tax roll:

OHM EQUITY PARTNERS LLC

Sincerely,

Mary Ann Guess
Columbia County Tax Collector

WARNING: THERE ARE UNPAID TAXES AND FEES LISTED IN THE TOTAL AMOUNT DUE OF \$ 23,318.99 , ON PROPERTY AT 52533 North Rd. Scappoose, OR , WHICH YOU MAY OWN OR HAVE A LEGAL INTEREST IN. THE PROPERTY WILL BE DEEDED TO THE COUNTY AND YOUR INTEREST WILL BE TERMINATED UNLESS THE BACK TAXES AND FEES ARE PAID. THE REDEMPTION PERIOD TO PAY THE BACK TAXES AND FEES AND RETAIN YOUR PROPERTY ENDS ON September 30, 2027. TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION ABOUT PAYMENT, CONTACT THE TAX COLLECTOR IMMEDIATELY AT 230 STRAND ST., ST. HELENS, OR 97051, (503) 397-2240.

IF THE PROPERTY IS DEEDED TO THE COUNTY AS A WAY OF COLLECTING THE BACK TAXES AND FEES OWED, AND THE PROPERTY IS WORTH MORE THAN YOU OWE, YOU ARE ENTITLED TO A RETURN OF MONEY FROM THE COUNTY. IN ORDER TO RECEIVE A NOTICE OF A POTENTIAL SURPLUS FROM THE COUNTY, PLEASE PROVIDE THE COUNTY WITH NOTICE OF A CURRENT ADDRESS, AND UPDATE THAT ADDRESS IF YOU MOVE.

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ADDITIONAL RESOURCES

Oregon Property Tax Deferral Program

The State of Oregon offers a property tax deferral program for qualifying seniors (age 62+) and disabled homeowners.

Applications are filed through your county assessor at
230 Strand St., St Helens OR 97051
(503-397-2240)

Info & forms:
<https://www.oregon.gov/dor/programs/property/Pages/senior-and-disabled-property-tax-deferral-program.aspx>
Phone: Oregon Dept. of Revenue (503) 945-8348

Legal Help & Foreclosure Assistance

Oregon Housing and Community Services
(OHCS) – Foreclosure prevention and housing counseling
Website: <https://www.oregon.gov/ohcs>
Phone: (503) 986-2000

Oregon State Bar Lawyer Referral Service –
Connect with an attorney
Website:
<https://www.osbar.org/public/ris>
Phone: (800) 452-7636

Legal Aid Services of Oregon / Oregon Law Center – Free legal help for low-income Oregonians
Website: <https://oregonlawcenter.org>
Phone: (541) 269-1226
1-800-303-3638 (Coos-Curry, Western Douglas)

Multilingual Notice

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Spanish: Este es un aviso sobre derechos importantes relacionados con su propiedad

Vietnamese: Đây là thông báo về các quyền quan trọng liên quan đến tài sản của bạn

Chinese (Simplified): 这是关于您财产相关重要权利的通知

Russian: Это уведомление о важных правах, связанных с вашей собственностью

Korean: 이것은 귀하의 재산과 관련된 중요한 권리에 대한 통지입니다

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at an iron pipe set 173.78 feet North and 63.59 feet East of the quarter section corner on the East side of Section 12, Township 3 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon, and running thence North 20°6' East 92.54 feet to an iron pipe; thence North 64°13'30" West, 473 feet to an iron pipe; thence South 20°6' West, 92.54 feet to an iron pipe; thence South 64°13'30" East, 473 feet to the place of beginning.

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 0626

Fax (503) 397 - 7251

www.columbiacountyor.gov

October 13, 2026

7210
SPEED RONALD M 1/3 ETAL
9850 SE PARKWOOD WAY
HAPPY VALLEY OR 97086

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-032
TAX ACCOUNT: 7210
MAP ID: 3N2W24BC 03800
GENERAL JUDGMENT DATE: 10/15/2025

NOTICE TO OWNER OR LIEN HOLDER: END OF REDEMPTION PERIOD

ORS 312.125 requires that you be notified by regular and certified mail that the redemption period of the below-described properties will expire on October 1, 2027.

Unless redeemed before the above date, this property will deed to Columbia County, after the expiration of the redemption period that is two (2) years after the general judgment given on October 15, 2025. Thereafter, every right and interest of any person in that property will be forfeited to the county.

Name of owner as shown on most recent tax roll:

SPEED RONALD M 1/3 ETAL

Sincerely,

Mary Ann Guess
Columbia County Tax Collector

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 0626

Fax (503) 397 - 7251

www.columbiacountyor.gov

October 13, 2026

7210
RUSSELL F SPEED JR
9236 NW BARTHOLOMEW DR
PORTLAND OR 97229

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-032
TAX ACCOUNT: 7210
MAP ID: 3N2W24BC 03800
GENERAL JUDGMENT DATE: 10/15/2025

NOTICE TO OWNER OR LIEN HOLDER: END OF REDEMPTION PERIOD

ORS 312.125 requires that you be notified by regular and certified mail that the redemption period of the below-described properties will expire on October 1, 2027.

Unless redeemed before the above date, this property will deed to Columbia County, after the expiration of the redemption period that is two (2) years after the general judgment given on October 15, 2025. Thereafter, every right and interest of any person in that property will be forfeited to the county.

Name of owner as shown on most recent tax roll:

SPEED RONALD M 1/3 ETAL

Sincerely,

Mary Ann Guess
Columbia County Tax Collector

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 0626

Fax (503) 397 - 7251

www.columbiacountyor.gov

October 13, 2026

7210
MARILYN NANCY THUREIN
2516 NW 11TH AVE
CAMAS WA 98607

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-032
TAX ACCOUNT: 7210
MAP ID: 3N2W24BC 03800
GENERAL JUDGMENT DATE: 10/15/2025

NOTICE TO OWNER OR LIEN HOLDER: END OF REDEMPTION PERIOD

ORS 312.125 requires that you be notified by regular and certified mail that the redemption period of the below-described properties will expire on October 1, 2027.

Unless redeemed before the above date, this property will deed to Columbia County, after the expiration of the redemption period that is two (2) years after the general judgment given on October 15, 2025. Thereafter, every right and interest of any person in that property will be forfeited to the county.

Name of owner as shown on most recent tax roll:

SPEED RONALD M 1/3 ETAL

Sincerely,

Mary Ann Guess
Columbia County Tax Collector

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 0626

Fax (503) 397 - 7251

www.columbiacountyor.gov

October 13, 2026

7210
BETHANY SPEED VALACHI
7447 SW HERGERT RD
CORNELIUS OR 97113

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-032
TAX ACCOUNT: 7210
MAP ID: 3N2W24BC 03800
GENERAL JUDGMENT DATE: 10/15/2025

NOTICE TO OWNER OR LIEN HOLDER: END OF REDEMPTION PERIOD

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Name of owner as shown on most recent tax roll:

SPEED RONALD M 1/3 ETAL

Sincerely,

Mary Ann Guess
Columbia County Tax Collector

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 0626

Fax (503) 397 - 7251

www.columbiacountyor.gov

October 13, 2026

7210
KENTON RONALD SPEED
14141 SE BRENT AVE
DAMASCUS OR 97089

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-032
TAX ACCOUNT: 7210
MAP ID: 3N2W24BC 03800
GENERAL JUDGMENT DATE: 10/15/2025

NOTICE TO OWNER OR LIEN HOLDER: END OF REDEMPTION PERIOD

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Name of owner as shown on most recent tax roll:

SPEED RONALD M 1/3 ETAL

Sincerely,

Mary Ann Guess
Columbia County Tax Collector

WARNING: THERE ARE UNPAID TAXES AND FEES LISTED IN THE TOTAL AMOUNT DUE OF \$ 248.82 , ON PROPERTY AT no situs , WHICH YOU MAY OWN OR HAVE A LEGAL INTEREST IN. THE PROPERTY WILL BE DEEDED TO THE COUNTY AND YOUR INTEREST WILL BE TERMINATED UNLESS THE BACK TAXES AND FEES ARE PAID. THE REDEMPTION PERIOD TO PAY THE BACK TAXES AND FEES AND RETAIN YOUR PROPERTY ENDS ON September 30, 2027. TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION ABOUT PAYMENT, CONTACT THE TAX COLLECTOR IMMEDIATELY AT 230 STRAND ST., ST. HELENS, OR 97051, (503) 397-2240.

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ADDITIONAL RESOURCES

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Applications are filed through your county assessor at
230 Strand St., St Helens OR 97051
(503-397-2240)

Info & forms:
<https://www.oregon.gov/dor/programs/property/Pages/senior-and-disabled-property-tax-deferral-program.aspx>
Phone: Oregon Dept. of Revenue (503) 945-8348

Legal Help & Foreclosure Assistance

Oregon Housing and Community Services
(OHCS) – Foreclosure prevention and housing counseling
Website: <https://www.oregon.gov/ohcs>
Phone: (503) 986-2000

Oregon State Bar Lawyer Referral Service –
Connect with an attorney
Website:
<https://www.osbar.org/public/ris>
Phone: (800) 452-7636

Legal Aid Services of Oregon / Oregon Law Center – Free legal help for low-income Oregonians
Website: <https://oregonlawcenter.org>
Phone: (541) 269-1226
1-800-303-3638 (Coos-Curry, Western Douglas)

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Each translation includes the statement: “This is a notice about important rights related to your property.”

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Vietnamese: Đây là thông báo về các quyền quan trọng liên quan đến tài sản của bạn

Chinese (Simplified): 这是关于您财产相关重要权利的通知

Russian: Это уведомление о важных правах, связанных с вашей собственностью

Korean: 이것은 귀하의 재산과 관련된 중요한 권리에 대한 통지입니다

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 20, Block 11, COLUMBIA ACRES NUMBER 2, in the County of Columbia, State of Oregon.

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 0626

Fax (503) 397 - 7251

www.columbiacountyor.gov

October 14, 2026

22827
WATERS GLESTY
496 A ST
VERNONIA OR 97064

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-036
TAX ACCOUNT: 22827
MAP ID: 4N4W04BC 01006
GENERAL JUDGMENT DATE: 10/1/2025

NOTICE TO OWNER OR LIEN HOLDER: END OF REDEMPTION PERIOD

ORS 312.125 requires that you be notified by regular and certified mail that the redemption period of the below-described properties will expire on October 1, 2027.

Unless redeemed before the above date, this property will deed to Columbia County, after the expiration of the redemption period that is two (2) years after the general judgment given on October 1, 2025. Thereafter, every right and interest of any person in that property will be forfeited to the county.

Name of owner as shown on most recent tax roll:

WATERS GLESTY

Sincerely,

A handwritten signature in cursive script that reads "Mary Ann Guess".

Mary Ann Guess
Columbia County Tax Collector

COLUMBIA COUNTY

Department of Assessment and Taxation

Mary Ann Guess, Tax Collector



ST. HELENS, OR 97051

230 Strand St., Room 254

Direct (503) 397 0626

Fax (503) 397 - 7251

www.columbiacountyor.gov

October 14, 2026

22827
ASSET RECOVERY GROUP INC
4520 SE BELMONT STE 280
PORTLAND OR 97215

CASE NO: 25-CV47989
FORECLOSURE LIST NO: 25-036
TAX ACCOUNT: 22827
MAP ID: 4N4W04BC 01006
GENERAL JUDGMENT DATE: 10/1/2025

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WATERS GLESTY

Sincerely,

A handwritten signature in cursive script that reads "Mary Ann Guess".

Mary Ann Guess
Columbia County Tax Collector

WARNING: THERE ARE UNPAID TAXES AND FEES LISTED IN THE TOTAL AMOUNT DUE OF \$ 23,168.43 , ON PROPERTY AT 496 A ST.VERNONIA, OR , WHICH YOU MAY OWN OR HAVE A LEGAL INTEREST IN. THE PROPERTY WILL BE DEEDED TO THE COUNTY AND YOUR INTEREST WILL BE TERMINATED UNLESS THE BACK TAXES AND FEES ARE PAID. THE REDEMPTION PERIOD TO PAY THE BACK TAXES AND FEES AND RETAIN YOUR PROPERTY ENDS ON September 30, 2027. TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION ABOUT PAYMENT, CONTACT THE TAX COLLECTOR IMMEDIATELY AT 230 STRAND ST., ST. HELENS, OR 97051, (503) 397-2240.

IF THE PROPERTY IS DEEDED TO THE COUNTY AS A WAY OF COLLECTING THE BACK TAXES AND FEES OWED, AND THE PROPERTY IS WORTH MORE THAN YOU OWE, YOU ARE ENTITLED TO A RETURN OF MONEY FROM THE COUNTY. IN ORDER TO RECEIVE A NOTICE OF A POTENTIAL SURPLUS FROM THE COUNTY, PLEASE PROVIDE THE COUNTY WITH NOTICE OF A CURRENT ADDRESS, AND UPDATE THAT ADDRESS IF YOU MOVE.

THERE ARE GOVERNMENT AGENCIES AND NONPROFIT ORGANIZATIONS THAT CAN GIVE YOU INFORMATION ABOUT FORECLOSURE AND HELP YOU DECIDE WHAT TO DO. FOR GENERAL INFORMATION AT NO COST TO YOU, CONTACT A CERTIFIED HOUSING COUNSELOR. YOU CAN FIND A HOUSING COUNSELOR NEAR YOU AT [HTTPS://WWW.HUD.GOV/STATES/OREGON#HOMEOWNERSHIP](https://www.hud.gov/states/oregon#homeownership). YOU MAY ALSO WANT TO TALK TO A LAWYER. YOU CAN REACH THE OREGON STATE BAR'S LAWYER REFERRAL SERVICE AT 800-452-7636 (TOLL-FREE IN OREGON) OR VISIT THE WEBSITE AT WWW.OSBAR.ORG. FREE LEGAL ASSISTANCE MAY ALSO BE AVAILABLE TO INDIVIDUALS WITH LOW INCOMES. FOR MORE INFORMATION AND A DIRECTORY OF LEGAL AID PROGRAMS, GO TO WWW.OREGONLAWHELP.ORG.

ADDITIONAL RESOURCES

Oregon Property Tax Deferral Program

The State of Oregon offers a property tax deferral program for qualifying seniors (age 62+) and disabled homeowners.

Applications are filed through your county assessor at
230 Strand St., St Helens OR 97051
(503-397-2240)

Info & forms:
<https://www.oregon.gov/dor/programs/property/Pages/senior-and-disabled-property-tax-deferral-program.aspx>
Phone: Oregon Dept. of Revenue (503) 945-8348

Legal Help & Foreclosure Assistance

Oregon Housing and Community Services
(OHCS) – Foreclosure prevention and housing counseling
Website: <https://www.oregon.gov/ohcs>
Phone: (503) 986-2000

Oregon State Bar Lawyer Referral Service –
Connect with an attorney
Website:
<https://www.osbar.org/public/ris>
Phone: (800) 452-7636

Legal Aid Services of Oregon / Oregon Law Center – Free legal help for low-income Oregonians
Website: <https://oregonlawcenter.org>
Phone: (541) 269-1226
1-800-303-3638 (Coos-Curry, Western Douglas)

Multilingual Notice

In compliance with HB 2089, the following referral is provided in the five most commonly spoken languages in Oregon other than English.

Each translation includes the statement: “This is a notice about important rights related to your property.”

For additional information and full translations, please visit the Oregon State Treasury Unclaimed Property Program website: <https://unclaimed.oregon.gov>

Spanish: Este es un aviso sobre derechos importantes relacionados con su propiedad

Vietnamese: Đây là thông báo về các quyền quan trọng liên quan đến tài sản của bạn

Chinese (Simplified): 这是关于您财产相关重要权利的通知

Russian: Это уведомление о важных правах, связанных с вашей собственностью

Korean: 이것은 귀하의 재산과 관련된 중요한 권리에 대한 통지입니다

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 3, PARTITION PLAT NO. 1998-55, as recorded in Fee Number 98-11894 on September 23, 1998, Deed Records of Columbia County, in the City of Vernonia, County of Columbia and State of Oregon.