

COLUMBIA COUNTY SHERIFF

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

NOTICE OF SALE BY AUCTION OF
COUNTY-OWNED REAL PROPERTY

Pursuant to ORDER NO. 60-2017, adopted by the Board of County Commissioners for Columbia County on July 12, 2017, I will offer certain real property acquired by Columbia County for sale on Wednesday, August 16, 2017, beginning at 10:00 a.m. in the lobby of the Columbia County Community Justice facility located at 901 Port Avenue, in St. Helens, Oregon.

The attached Property List 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 values, and the required minimum price.

The specific terms and conditions for the sale (the "Terms and Conditions"), along with other sale information, including Assessor Office maps and earnest money agreement forms, can be viewed at the Board of Commissioners Office, Columbia County Courthouse, 230 Strand, Room 331, St. Helens, Oregon, or electronically at:

<http://www.co.columbia.or.us/departments/board-of-commissioners-office-main/surplus-property>.

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 9:30 a.m. to 10:00 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 the attached Property List, 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 representations 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 online 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 the date specified in the earnest money agreement to be provided to successful bidders as soon as reasonably possible after the sale date. Deposits must be submitted in the form of cash, money order or cashier's checks.
5. Five of the Properties have improvements on them, including derelict homes and mobile homes or sheds. The attached Property List identifies these Properties. Prospective bidders are not authorized to enter improved areas of the Properties without written permission of the County. Inspection opportunities for these Properties must be arranged with the County.
6. No elected or appointed County officer or employee, their family members, or intermediaries may purchase from the County, directly or indirectly through this auction.
7. 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 Steve Planchon who can be contacted at 503-467-8699 or at Steve@planchonconsulting.com. 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 12th day of July, 2017

Jeff Dickerson
Jeff Dickerson, Columbia County Sheriff

Bid Item	Map ID No	Tax Account No.	Address or General Vicinity	Approximate Acreage	2017 RMV*	Minimum Bid	Comments
1	3N2W02-00-0202	5469	In the vicinity of the Dalgreen and Wilkerson Rd Junction, Scappoose	2 Acres	\$ 130,620	\$ 130,620	
2	4N2W16-CB-00200	7612	Immediately north of 30190 Cater Road, Scappoose	.17 Acre	\$ 25,000	\$ 20,000	
3	4N4W04-BD-08200	22976	1010 State Ave Vernonia	10,000 SF	\$ 46,990	\$ 34,705	Improved property. Home damaged by flood waters, with nominal salvage value.
4	4N4W05-DA-04400	23421	642 Weed Avenue, Vernonia	5,600 SF	\$ 112,020	\$ 91,912	Improved property with home in poor condition. Parcel will be sold with landlocked parcel Tax Account No. 23425.
4	4N4W05-DA-04701	23425	642 Weed Avenue, Vernonia	1,630 SF	\$ 10,530		Landlocked parcel. Parcel will be sold with Tax Account No. 23421.
5	6N3W06-BC-05200	25283	10228 Ridgeview Terrace Bikenfeld	9100 SF	\$ 138,790	\$ 138,790	Improved property with a home in fair condition. Prospective bidders encouraged to review Fishhawk Lake Homeowner Association Matters that may affect the property.
6	7N5W05-00-01903	27396	11634 Colvin Road, Clatskanie	6.80 Acres	\$ 109,060	\$ 81,795	Improved property with derelict mobile home located on the property.
7	7N5W04-00-00700	27355	12270 Marshland Rd, Clatskanie	34.45 Acres	\$ 333,470	\$ 389,520	Improved property with home in poor condition. Parcel will be sold with adjacent parcel, Tax Account No. 27356.
7	7N5W04-00-00800	27356	12270 Marshland Rd, Clatskanie	30.95 Acres	\$ 185,890		Will be sold with adjacent improved property, Tax Account No. 27355.
8	6N2W11-00-01502	19309	Nicolai Rd, Goble	9.19 Acres	\$ 67,580	\$ 67,580	Associated with historic surface mining activities.
9	4N2W34-AG-01101	8267	In the vicinity of Siercks Rd/Vernonia-Scappoose Hwy Junction, Scappoose	12.25 Acres	\$ 252,240	\$ 275,620	Associated with historic surface mining activities. Decked logs are located on a portion of the property. Parcel will be sold with adjacent parcel, Tax Account No. 8269.
9	4N2W34-AO-01201	8269	In the vicinity of Siercks Rd/Vernonia-Scappoose Hwy Junction, Scappoose	1.59 Acres	\$ 23,380		Associated with historic surface mining activities. Parcel will be sold with adjacent parcel, Tax Account No. 8267.

Bid Item	Map ID No	Tax Account No.	Address or General Vicinity	Approximate Acreage	2017 RMV*	Minimum Bid	Comments
10	6N2W12-00-00900	19330	North of Nicolai Road, Goble	9.5 Acres	\$ 85,890	\$ 85,890	Adjacent to surface mining activities; derelict outbuilding on the property.
11	6N2W11-AA-00400	19314	Near City Road, Goble	8.35 Acres	\$ 67,790	\$ 187,790	Parcel will be sold with adjacent parcel; Tax Account No.'s 19315 and 19317
11	6N2W11-AA-00500	19315	Near City Road, Goble	11.45 Acres	\$ 92,960		Parcel will be sold with adjacent parcel; Tax Account No.'s 19314 and 19317
11	6N2W11-AA-00700	19317	Near City Road, Goble	1.90 Acres	\$ 27,040		Parcel will be sold with adjacent parcel; Tax Account No.'s 19314 and 19315.

* Value is based on the projected Real Market Value (RMV) as of January 1, 2017 (for tax year beginning July 1, 2017), as determined by the County Assessor; on-line County summaries may have a different value.

Columbia County makes no representation or warranty as to any information contained in this Property List, including, but not limited to, any information related to size, condition, zoning or suitability of the properties for any particular use.

Vernonia Dog Park Update

There are plans for a new dog park to be located at the corner of Ivy Street and Highway 47/Mist Drive. Starting up a new park is a long process. We are still getting estimates on proper fencing (FEMA and City approved) and permits, and are in need of funding. There is an account set up at Wuana Credit Union if you are interested in donating cash funds to help make this project a reality.



Susan Ely (r), representing the Vernonia School Bond Committee, presented a check to Vernonia School District Superintendent Aaron Miller and the Vernonia Education Foundation (VEF) at the VEF's monthly meeting on July 11. The check, for \$1,172.84, was the balance of the funds that were remaining from the School Bond campaign that resulted in the passage of the School Bond in May.

Bridge Street Bits

BARGAINS ON BRIDGE STREET is changing its hours of operation beginning August 1. The new store hours are Tuesday – Saturday, 10am-3pm, closed Sundays and Mondays. **VOLUNTEERS** are always needed to keep this vital program going; please let Pam, our Thrift Store Manager, know if you are willing to help out occasionally – or regularly! **DONATIONS** are also welcome; we have an informational flyer on acceptable items or call if you have questions, (503) 429-3912. Please bring donations inside during regular business hours. The thrift store welcomes you as a shopper, too. All donations and purchases support senior services in Vernonia. Be sure to watch for special SALE signs in front of the store.

SENIOR CENTER ANNUAL PICNIC will be Friday, August 18, at the picnic shed in Anderson Park starting at 11:00 am. Lunch will be served at noon with hamburgers and hot dogs provided by the Senior Center. Please bring a side dish to share. We have been told that the band will be back together again, so with music and good food, it promises to be an enjoyable day. All seniors are welcome!

FOOT CARE CLIENTS, PLEASE NOTE: For the next few months, please make your FOOT CARE appointments directly with our provider, Joyce Jossi, RN. Her telephone number is (503) 753-7745. Please leave a detailed message as she is often with other clients and unable to answer immediately. The next foot care dates continue on the

last Wednesdays of the month, August 30 and September 27, unless changed by the provider.

SENIOR MEAL CERTIFICATE PROGRAM CONTINUES

In cooperation with three Vernonia restaurants - Black Iron Grill, Mariolino's and Vernonia Subway - the Senior Center is providing daily home-delivered meals and issues donation-based certificates for in-house dining from specially designed senior menus for residents 60 and older. You may obtain the certificates first and second Mondays from 10 am to noon from the Senior Center office at 939 Bridge Street. Daily home-delivered meals are available to qualifying persons; contact Community Action Team office on Mondays at (503) 366-6584 for more information or to register.

THE VERNONIA SENIOR CENTER OPERATES IN TWO LOCATIONS The Senior Center Office and the Thrift Store, "Bargains on Bridge Street," reside in the former VCLC building at 939 Bridge Street. Board meetings and social activities such as the Friday afternoon card games are held in the American Legion Hall at 627 Adams.

NEXT SENIOR CENTER BOARD MEETING is Friday, August 11, 10:00 am at the American Legion Hall/Cares. All members are invited to attend.

VERNONIA SENIOR CITIZENS, INC.
939 Bridge Street, Vernonia OR 97064
Phone: (503) 429-3912
Non-Profit Tax ID #23-7422295

Vernonia Senior Center • 939 Bridge Street • (503) 429-3912

Vernonia School Board Meetings are held on the second Thursday of each month. The next School Board Meeting is scheduled for August 10 at 6:00 pm in the Schools Library.