



THOMAS J. BERGIN, SHERIFF

CLATSOP COUNTY SHERIFF'S OFFICE

1190 SE 19TH STREET • WARRENTON OR 97146 • 503-325-8635
MAILING: P.O. BOX 658 • ASTORIA, OR 97103

STATE OF OREGON

County of Clatsop

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Court Case# 16CV31918

Sheriff's Case# 1700025

NOTICE OF SHERIFF'S SALE
(Real Property)

On November 16, 2017, at the hour of 10:00 AM in the lobby of the Clatsop County Sheriff's Office, 1190 SE 19th Street in the City of Warrenton, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Clatsop County Sheriff's Office, subject to redemption, all of the interest which the defendants had on October 23, 2007, the date of the foreclosed Deed of Trust, and also all of the interest which the defendants had thereafter, in the following described real property:

PARCEL NO 1:

THAT PART OF THE JOHN HOBSON DONATION LAND CLAIM IN SECTIONS 9 AND 10, TOWNSHIP 7 NORTH, RANGE 10 WEST, WILLAMETTE MERIDIAN, COUNTY OF CLATSOP, STATE OF OREGON, DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE WHICH IS THE SOUTHEAST CORNER OF THE PLAT OF IVYLOO ACRES, AS LAID OUT AND RECORDED BY R.B. POOLE, ET AL; THENCE EAST ON THE SOUTH LINE OF A TRACT OF LAND HERETOFORE SOLD BY GLENWOOD CRANBERRY CO. TO ROBERT E. POOLE AND ROSE H. POOLE BY DEED RECORDED IN BOOK 100, PAGE 333, CLATSOP COUNTY RECORDS, TO THE EAST LINE OF ROOSEVELT HIGHWAY; THENCE SOUTH ON THE EAST LINE OF SAID HIGHWAY TO A POINT 60 FEET SOUTH OF SAID POOLE TRACT; THENCE SOUTHERLY ON THE EAST LINE OF SAID ROOSEVELT HIGHWAY 241 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN CONVEYED; THENCE EAST ON A LINE PARALLEL WITH AND 300 FEET SOUTH OF THE SOUTH LINE OF SAID ROBERT E. POOLE AND ROSE H. POOLE TRACT TO THE WEST LINE OF THE RIGHT OF WAY OF THE SPOKANE, PORTLAND & SEATTLE RAILWAY; THENCE SOUTH ON THE WEST LINE OF SAID RIGHT OF WAY 216 FEET; THENCE WEST ON A LINE PARALLEL WITH AND 209 FEET SOUTH OF THE NORTH LINE OF THE TRACT HEREBY CONVEYED TO THE EAST LINE OF THE ROOSEVELT HIGHWAY; THENCE NORTHERLY ON THE EAST LINE OF SAID ROOSEVELT HIGHWAY 210 FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF THE TRACT CONVEYED. EXCEPTING THAT PORTION IN THE OREGON STATE HIGHWAY ACCORDING TO DEED IN BOOK 160, PAGE 597, DATED SEPTEMBER 9, 1941 AND RECORDED SEPTEMBER 18, 1941, CLATSOP COUNTY RECORDS. EXCEPTING FROM THE ABOVE THE WEST ONE ACRE OF PARCEL NO. 1 DESCRIBED IN BOOK 415, PAGE 233, CLATSOP COUNTY RECORDS.

The property is commonly known as: 32464 Turlay Lane
Warrenton, OREGON



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Said sale is made pursuant to a Writ of Execution in Foreclosure dated June 16, 2017, issued out of the Circuit Court of the State of Oregon for the County of Clatsop County where Wells Fargo Bank, N.A., its successors in interest and/or assigns is plaintiff, and Erick Moore aka Erick Kendall Moore; Jennifer A. Strand fka Jennifer A. Moore aka Jennifer Ann Moore; Northwest Ready Mix, Inc.; and Occupants of the Premises is defendant.

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

Before bidding at the sale, a prospective bidder should independently investigate:

- (a) The priority of the lien or interest of the judgment creditor;
- (b) Land use laws and regulations applicable to the property;
- (c) Approved uses for the property;
- (d) Limits on farming or forest practices on the property;
- (e) Rights of neighboring property owners; and
- (f) Environmental laws and regulations that affect the property.

Conditions of Sale: All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without proof of sufficient funds, or that have not qualified before the start of the auction, will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to Clatsop County Sheriff's Office will be accepted. Payment must be made in full immediately upon conclusion of the sale. Only the judgment creditor who obtained the Writ may credit bid up to the Writ amount plus allowable costs. The judgment creditor must have cash in hand for any difference above the amount of the Writ and allowable costs.

Interested parties can obtain additional information about this sale by using the following link:

<http://oregonsheriffssales.org/> or <http://files.co.clatsop.or.us/ccso/foreclosures.pdf>

Thomas J. Bergin, Sheriff
Clatsop County, Oregon

By _____

Deputy Anne McBride