



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) Court Case# 13CV05575
Sheriff's Case# 1700029

**NOTICE OF SHERIFF'S SALE
(Real Property)**

On December 19, 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 March 18, 2011, the date of the Deed of Trust, and also all of the interest which the defendants had thereafter, in the following described real property:

The West half of the West half of the Northeast quarter of the Northwest quarter of Section 20, Township 8 North, Range 8 West, of the Willamette Meridian, in Clatsop County, Oregon

EXCEPTING THEREFROM that portion conveyed to State of Oregon by and through its State Highway Commission by deed recorded February 15, 1973, in Book 373, page 623 and by Deed recorded March 20, 1969, in Book 317, page 467, and by deed recorded December 22, 1970, in Book 342, page 565, all in Clatsop County Deed Records.

The property is commonly known as: 40058 Hwy 30
Astoria, OREGON

Said sale is made pursuant to a Writ of Execution of Real Property dated July 5, 2017, issued out of the Circuit Court of the State of Oregon for the County of Clatsop County where NEWTEK SMALL BUSINESS FINANCE, INC., a New York corporation is plaintiff, and MORRIS GLASS & CONSTRUCTION, INC., an Oregon corporation; R. RYAN MORRIS, an individual; KIMBERLY MORRIS, an individual; STATE OF OREGON DEPARTMENT OF REVENUE; INTERNAL REVENUE SERVICE; HOTEL GEARHART, INC., an Oregon corporation; AMERICAN EXPRESS BANK, FSB; AMERICAN EXPRESS CENTURION BANK; PARR LUMBER COMPANY; and PARTIES IN POSSESSION is defendant.



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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