



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) Court Case# 15CV15130
County of Clatsop) Sheriff's Case# 1700035

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

On February 8, 2018, 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 that the Defendant Bessie Jeffery Sully and Jane M Hendryx had on the 14th day of April 2008, the date of the Mortgage, and also all of the interest that Defendants had thereafter, in the following described real property:

A tract in Sections 19 and 20, Township 8 North, Range 7 West, Willamette Meridian, County of Clatsop, State of Oregon, described as follows:

Beginning at the Northwest corner of Lot 17, Wickiup West;
thence North 87° 30' West a distance of 294 feet to the true place of beginning;
thence North 87° 30' West a distance of 98 feet to a point;
thence South 2° 20' West a distance of 150 feet to a point;
thence South 87° 30' East a distance of 98 feet to a point;
thence North 2° 20' East a distance of 150 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress 30 feet in width described as follows:
Beginning at the intersection of the West right of way line of Knappa Market Road No.5 and the South line of the John Brown Donation Land Claim No. 29 in Sections 19 and 20, Township 8 North, Range 7 West of the Willamette Meridian, County of Clatsop, State of Oregon;
thence North 2° 20' East along the West line of said Market Road a distance of 540.3 feet to the true point of beginning;
thence North 87° 30' West along the North line of the tract conveyed to Don O. Corkill, et al by Deed recorded May 27, 1965 in Book 279, page 878, Clatsop County Records, a distance of 600 feet;
thence South 2° 20' West a distance of 30 feet to the Northwest corner of the tract conveyed to L. J. Allen Construction, Inc. by Deed recorded March 19, 1979 in Book 498, page 363, Clatsop County Records;
thence South 87° 30' East parallel to and 30 feet Southerly and at right angles to the North line of said Corkill, et al tract a distance of 600 feet to the West line of said Market Road;
thence North 2° 20' East along the West line of Market Road a distance of 30 feet to the true point of beginning.

Tax Parcel Number: 19531:

The property is commonly known as: 41962 Meyer Ln.
Astoria, OREGON



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Said sale is made pursuant to a Writ of Execution dated September 13, 2017, issued out of the Circuit Court of the State of Oregon for the County of Clatsop where WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLEY AS TRUSTEE FOR VM TRUST SERIES 1, A DELAWARE STATUTORY TRUST is plaintiff, and JEFFREY SULLY aka JEFFREY MICHAEL SULLY aka JEFFREY M. SULLY, an individual; BESSIE JANE M. HENDRYX aka BESSIE-JANE MARIE SULLY aka BESSIE SULLY, an individual; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property 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