



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# 15CV06664

Sheriff's Case# 1700036

NOTICE OF SHERIFF'S SALE
(Real Property)

On February 13, 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 which the Defendants BOB D ROWLEY; AND PERSONS OR PARTIES UNKNOWN ("Defendants") had on April 17, 2009, the date of the foreclosed Deed of Trust which was recorded on April 28, 2009, as Instrument No. 2009-03939 in the official records of the Clatsop County Recorder's Office, and/or all of the interest which Defendants had thereafter, in the following described real property:

The South 220 feet of the following described parcel:

Beginning at the Southeast corner of Government Lot 1, Section 33, Township 5 North, Range 7 West, Willamette Meridian; thence West, along the South line of said Section 33, a distance of 268 feet to the East line of County Road No. 155; thence North, along the East line of said County Road, a distance of 450 feet; thence Northeasterly, along the Easterly line of said County Road, to a point that is 700 feet North of the point of beginning; thence South 700 feet, being along the East line of said Government Lot 1, Section 33 aforesaid, to the point of beginning.

EXCEPTING THEREFROM however, the South 140 feet thereof, which said 140 feet is measured at right angles to the South line of said Section 33;

AND ALSO EXCEPTING THEREFROM such portion thereof heretofore conveyed to West Oregon Electric Cooperative, Inc., a corporation, by deed recorded June 28, 1955, in Book 231, Page 467, Clatsop County Deed Records;

Situated in Clatsop County, Oregon.

The property is commonly known as: 79857 Highway 103
Seaside, OREGON



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Said sale is made pursuant to a Writ of Execution in Foreclosure dated May 10, 2017, issued out of the Circuit Court of the State of Oregon for the County of Clatsop where U.S. BANK NATIONAL ASSOCIATION is plaintiff, and BOB D ROWLEY; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN 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