



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# 17cv06257

Sheriff's Case# 1800011

NOTICE OF SHERIFF'S SALE
(Real Property)

On June 26, 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, SUBJECT PROPERTY in the following described real property:

THE NORTH 100 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THAT PORTION OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN, CLATSOP COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE JOHN JEWETT DONATION LAND CLAIM; THENCE SOUTH 8 DEGREES 28' EAST FOR 684.16 FEET THENCE EAST 226 FEET; THENCE SOUTH 7 DEGREES 00' EAST FOR 641.77 FEET; THENCE SOUTH 80 DEGREES 00' WEST 30 FEET TO THE WEST LINE OF THAT ROAD DESCRIBED IN PARCEL 2 OF THE INSTRUMENT RECORDED IN BOOK 233, PAGE 671; THENCE SOUTH 7 DEGREES 00' EAST ALONG THE WEST LINE OF SAID ROAD A DISTANCE OF 1650 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 7 DEGREES 00' WEST ALONG SAID ROAD 200 FEET; THENCE SOUTH 83 DEGREES WEST 100 FEET TO THE EAST LINE OF A TRACT ROAD; THENCE SOUTH 7 DEGREES 00' EAST PARALLEL WITH THE FIRST MENTIONED ROAD A DISTANCE OF 200 FEET; THENCE NORTH 83 DEGREES EAST 100 FEET TO THE TRUE POINT OF BEGINNING.

The property is commonly known as: 89594 Manion Drive
WARRENTON, OREGON

Said sale is made pursuant to a Writ of Execution dated February 27, 2018, issued out of the Circuit Court of the State of Oregon for the County of CLATSOP where SPECIALIZED LOAN SERVICING, LLC is plaintiff, and MICHAEL L. SINCLAIR; RENEE C. SINCLAIR; SURF PINES HOMEOWNERS ASSOCIATION; JP MORGAN CHASE BANK, N. A. SUCCESSOR IN INTEREST FROM THE FDIC AS RECEIVER FOR WASHINGTON MUTUAL BANK, F. A.; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 89594 MANION DR, WARRENTON, OR 97146, is defendant.

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY



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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

A blue ink signature of Deputy M. Humphrey, written over a red horizontal line.

Deputy M. Humphrey