



THOMAS J. BERGIN, SHERIFF

CLATSOP COUNTY SHERIFF'S OFFICE

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STATE OF OREGON) Court Case # 17CV42553
)
County of Clatsop) Sheriff's Case #1800025

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

On February 5, 2019, at the hour of 10:00 A.M. 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 had on or about May 9, 2007, the date of the Deed of Trust, and also the interest that the Defendant had thereafter in the following described real property:

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE CITY OF ASTORIA, COUNTY OF CLATSOP, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 954" WHICH IS SOUTH 12° 52' 12" EAST 859.76 FEET (HANDFORTH LARSON & BARRETT, INC. MAP FILED AS B-9666, CLATSOP COUNTY SURVEY RECORDS, SHOWS A MEASURED VALUE OF 859.88 FEET) FROM THE QUARTER CORNER COMMON TO SECTIONS 22 AND 23, TOWNSHIP 8 NORTH, RANGE 8 WEST, WILLAMETTE MERIDIAN;
THENCE SOUTH 73° 14' 04" EAST A DISTANCE OF 77.10 FEET (A MEASURED VALUE OF WHICH IS SOUTH 73° 15' 47" EAST PER SAID MAP B-9666) TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 73° 14' 04" EAST A DISTANCE OF 16.42 FEET (A MEASURED VALUE OF WHICH IS SOUTH 73° 15' 47" EAST A DISTANCE OF 16.50 FEET PER SAID MAP B-9666) TO A FOUND ½" IRON PIPE;
THENCE SOUTH 46° 02' 52" EAST A DISTANCE OF 80.40 FEET;
THENCE NORTH 87° 47' 50" EAST A DISTANCE OF 248.87 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO TED R. NANCE AND AURORA NANCE DESCRIBED BY DEED RECORDED IN BOOK 502, PAGE 820, CLATSOP COUNTY RECORDS;
THENCE NORTH 02° 55' 10" WEST ALONG THE WEST LINE OF SAID NANCE TRACT A DISTANCE OF 9.70 FEET TO A FOUND 1/2 IRON PIPE;
THENCE NORTH 11° 52' 04" WEST A DISTANCE OF 340.26 FEET;
THENCE NORTH 07° 45' 36" EAST A DISTANCE OF 69.12 FEET;
THENCE NORTH 28° 18' 29" EAST A DISTANCE OF 62.44 FEET;
THENCE NORTH 51° 20' 53" WEST A DISTANCE OF 255.88 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO KONSTA RUONALA AND ANNA RUONALA, HUSBAND AND WIFE, BY DEED RECORDED IN BOOK 132, PAGE 122, CLATSOP COUNTY RECORDS;
THENCE SOUTH 89° 12' 41" WEST ALONG THE SOUTH LINE OF SAID RUONALA TRACT A DISTANCE OF 166.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT

OF LAND CONVEYED TO ARTHUR PURO AND LEAH S. PURO, HUSBAND AND WIFE, BY DEED RECORDED IN BOOK 191, PAGE 432, CLATSOP COUNTY RECORDS;
THENCE SOUTH 11° 55' 00" WEST ALONG THE EAST LINE OF SAID PURO TRACT A DISTANCE OF 185.0 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE SOUTH 89° 12' 41" WEST ALONG THE SOUTH LINE OF SAID PURO TRACT A DISTANCE OF 117.99 FEET TO THE EASTERLY RIGHT OF WAY OF THE SIMONSON COUNTY ROAD;
THENCE SOUTH 00° 52' 01" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 222.55 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOVDEN LS 954";
THENCE SOUTH 85° 43' 36" EAST A DISTANCE OF 256.60 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HLB INC";
THENCE SOUTH 08° 09' 29" WEST A DISTANCE OF 149.37 FEET TO THE TRUE POINT OF BEGINNING, IN THE COUNTY OF CLATSOP, STATE OF OREGON.

The property is commonly known as 92795 Simonsen Rd, Astoria, OREGON

Said sale is made pursuant to a Writ of Execution in Foreclosure dated September 24, 2018, issued out of the Circuit Court of the State of Oregon for the County of Clatsop where NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and THE UNKNOWN HEIRS AND DEVISEES OF DONALD R. KNOTTINGHAM; MELISSA RONEY; VICKY KNOTTINGHAM; MARY EASTMAN; JULIE EASTMAN-SPRIGGS; OCCUPANTS OF 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 visiting:
<http://oregonsheriffssales.org/> or <http://files.co.clatsop.or.us/ccso/foreclosures.pdf>.

Thomas J. Bergin, SHERIFF
Clatsop County, Oregon

By 
Melinda Humphrey, Deputy