



THOMAS J. BERGIN, SHERIFF

CLATSOP COUNTY SHERIFF'S OFFICE

1190 SE 19TH ST • WARRENTON, OR 97146
MAILING • P.O. BOX 658 • ASTORIA, OR 97103 • 503-325-8635

STATE OF OREGON

Court Case# 05-3296

County of Clatsop

Sheriff's Case 1800027

NOTICE OF SHERIFF'S SALE (Real Property)

On February 14, 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 checks, in hand, made out to Clatsop County Sheriff's Office, subject to redemption, the following described real property:

A parcel of land lying in the Northwest quarter of the Northwest quarter of Section 14, Township 5 North, Range 10 West, Willamette Meridian, in the County of Clatsop, State of Oregon, described as follows:

Beginning at the US Section corner common to Sections 10, 11, 14, and 15, Township 5 North, Range 10 West, Willamette Meridian;

thence South 1° 40' West along the Section line between Sections 14 and 15, 1302.0 feet to the Southwest corner of the Northwest quarter of the Northwest quarter of said Section 14;

thence East along the South line of said Northwest quarter of the Northwest quarter 683.5 feet, more or less, to an iron pipe on the East right of way line of US Highway 26, said point being the true point of beginning of the tract herein described;

thence continuing East 582.5 feet, more or less, to the Southeast corner of said Northwest quarter of the Northwest quarter;

thence North along the East line of said Northwest quarter of the Northwest quarter 420.0 feet, more or less, to a point;

thence West 290.0 feet to an iron pipe;

thence continuing West 235.4 feet to an iron pipe;

thence continuing West 236.0 feet, more or less, to an iron pipe on the East right of way line of US Highway 26;

thence South 21° 00' East 455.0 feet to the point of beginning.

EXCEPTING THEREFROM that parcel conveyed in Warranty Deed recorded October 1, 1962 in Book 266, page 412, Clatsop County Records, more particularly described as follows:

Beginning at a point which is 1033.5 feet East and South 1° 40' West a distance of 1302.0 feet of the Northwest corner of Section 14, Township 5 North, Range 10 West, Willamette Meridian, County of Clatsop, State of Oregon;

thence due East a distance of 232.5 feet to an iron pipe which is the Southeast corner of Ken R. Reid property described in Book 252, page 320, Clatsop County Records;
thence due North along the East line of said Ken R. Reid property a distance of 420.0 feet to an iron pipe which is the Northeast corner of said Ken R. Reid property;
thence due West along the North line of said Reid property a distance of 761.4 feet to an iron pipe which is the Northwest corner of said Reid property, and also a point on the Easterly right of way line of US Highway 26;
thence along the Easterly right of way line of US Highway 26, South 21° East a distance of 98.8 feet to an iron pipe;
thence due East a distance of 490.2 feet to a point;
thence due South a distance of 329.0 feet to the point of beginning.

The property is commonly known as: 34045 HIGHWAY 26
SEASIDE, OR 97138

Said sale is made pursuant to a Writ of Execution on Real Property (Money Award) dated December 14, 2018, issued out of the Circuit Court of the State of Oregon for the County of Clatsop where BARBARA A. MALTMAN is Plaintiff, and MICHAEL J. MALTMAN is defendant.

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

Before bidding at the sale, a prospective bidder should independently investigate:

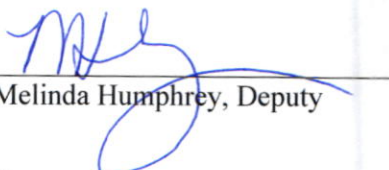
- (a) The priority of the lien or interest of the judgment creditor;
- (b) Land use laws and regulations applicable to the property;
- (c) Approved uses for the property;
- (d) Limits on farming or forest practices on the property;
- (e) Rights of neighboring property owners; and
- (f) Environmental 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 
Melinda Humphrey, Deputy