



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# 18CV19247

Sheriff's Case#

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

On March 7, 2019, 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, property subject to the Deed of Trust in the following described real property:

AT PORTION OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 10 WEST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF COTTAGE AVENUE IN GEARHART, OREGON, SAID POINT BEING 802 FEET SOUTH OF THE CENTER LINE OF THE NEW EAST AND WEST ROAD AS NOW TRAVELLED ACROSS THE GEARHART DONATION LAND CLAIM; THENCE EAST AND PARALLEL TO SAID EAST AND WEST ROAD A DISTANCE OF 100 FEET; THENCE NORTHERLY AND PARALLEL TO COTTAGE AVENUE A DISTANCE OF 75 FEET; THENCE WEST 100 FEET TO THE EAST LINE OF COTTAGE AVENUE; THENCE SOUTHERLY ALONG THE EAST LINE OF COTTAGE AVENUE A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING, ALL BEING SITUATE IN SECTION 3, TOWNSHIP 6 NORTH, RANGE 10 WEST, WILLAMETTE MERIDIAN, IN CLATSOP COUNTY, OREGON.

The property is commonly known as: 1373 NORTH COTTAGE AVENUE  
Gearhart, OREGON

Said sale is made pursuant to a Writ of of Execution dated October 22, 2018, issued out of the Circuit Court of the State of Oregon for the County of CLATSOP where MORTGAGE ASSET MANAGEMENT LLC is plaintiff, and THE ESTATE OF VIRGINIA L. POPPINO; THE UNKNOWN HEIRS, DEVISEES AND ASSIGNEES OF VIRGINIA L. POPPINO; GENE C. POPPINO JR.; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1373 NORTH COTTAGE AVENUE, GEARHART, OR 97138 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

  
Deputy Humphrey