



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

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Court Case #18CV19493

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County of Clatsop

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Sheriff's Case 1900001

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

On April 25, 2019, at the hour of 10 a.m., in the lobby of the Clatsop County Sheriff's Office, 1190 SE 19th St, 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 the Clatsop County Sheriff's Office, subject to redemption, all of the interest that the Defendant had on or about February 8th, 2007, the date of the Deed of Trust, and also the interest that the Defendant had thereafter in the following described real property:

PARCEL NO. 1:

Beginning at the Southeast corner of Government Lot 1, Section 33, Township 5 North, Range 7 West, Willamette Meridian, in the County of Clatsop, State of Oregon;

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. by Deed recorded June 28, 1955 in Book 231, page 467, Clatsop County Records.

AND FURTHER EXCEPTING THEREFROM the North 220 feet of the South 360 feet thereof as measured at right angles to the South line of Section 33.

PARCEL NO. 2:

Beginning at the Southwest corner of the East one-half of the Southwest quarter of Section 33, Township 5 North, Range 7 West, Willamette Meridian, in the County of Clatsop, State of Oregon;

thence North 312 feet to a point;
thence East 303 feet to a point;
thence South 312 feet to a point;
thence West 303 feet to the point of beginning.

EXCEPTING THEREFROM the following described portion thereof heretofore conveyed to Claude C. Manns, et ux by Deed recorded May 23, 1962 in Book 264, page 442, Clatsop County Records, described as follows:

A tract of land in the Southwest corner of the Southeast quarter of the Southwest quarter of Section 33, Township 5 North, Range 7 West, Willamette Meridian, described as follows:

Beginning at a point which is the Southwest corner of the Southeast quarter of the Southwest quarter of Section 33, Township 5 North, Range 7 West, Willamette Meridian;

thence running Easterly 140 feet along the South line of said Section 33 to a point;

thence parallel to the West line of said Southeast quarter of the Southwest quarter Northerly 142 feet to a point;

thence Westerly parallel to the South line of said Section 33, 140 feet to a point on the West line of said Southeast quarter of the Southwest quarter;

thence South 142 feet to the point of beginning, situated in Clatsop County, Oregon.

PARCEL NO. 3:

A tract of land in the Southwest corner of the Southeast quarter of the Southwest quarter of Section 33, Township 5 North, Range 7 West, Willamette Meridian, described as follows:

Beginning at a point which is the Southwest corner of the Southeast quarter of the Southwest quarter of Section 33, Township 5 North, Range 7 West, Willamette Meridian;

thence running Easterly 140 feet along the South line of said Section 33 to a point;

thence parallel to the West line of said Southeast quarter of the Southwest quarter Northerly 142 feet to a point;

thence Westerly parallel to the South line of said Section 33, 140 feet to a point on the West line of said Southeast quarter of the Southwest quarter;

thence South 142 feet to the point of beginning, situated in Clatsop County, Oregon

TOGETHER WITH an easement for ingress, egress, and utilities over the following described 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, in the County of Clatsop, State of Oregon;

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 Records; situated in Clatsop County, Oregon.

Commonly known as 79829 Highway 103, Seaside, Oregon

Said sale is made pursuant to a Writ of Execution in Foreclosure dated January 16, 2019, issued out of the Circuit Court of the State of Oregon for the County of Clatsop, Case 18CV19493, where DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-NC3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC3 is plaintiff, and TOD WILLIAMS AKA TOD NICHOLAS WILLIAMS; STATE OF OREGON, OCCUPANTS OF THE PROPERTY is defendant.

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

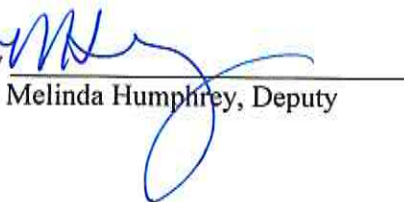
Before bidding at the sale, a prospective bidder should independently investigate:

- (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 the 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 links:
<https://oregonsheriffssales.org/county/clatsop/> or <http://files.co.clatsop.or.us/ccso/foreclosures.pdf>

Thomas J. Bergin, SHERIFF
Clatsop County, Oregon

By 
Melinda Humphrey, Deputy