



THOMAS J. BERGIN, SHERIFF

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**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# 17CV05095

Sheriff's Case# 1700022

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

On October 19, 2017, 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, all of the interest that the Defendant had on or about December 17, 2003, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

**BLOCK 3, CLATSOP GARDENS, IN THE COUNTY OF CLATSOP, STATE OF OREGON**

The property is commonly known as: 91507 Railroad Road  
Warrenton, OREGON

Said sale is made pursuant to a Writ of Execution in Foreclosure dated August 17, 2017, issued out of the Circuit Court of the State of Oregon for the County of Clatsop where FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") is plaintiff, and MARGARET D. TOMITA, INDIVIDUALLY AND AS TRUSTEE OF THE MARGARET D. TOMITA TRUST DATED AUGUST 27, 1996; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 91507 RAILROAD RD, WARRENTON, OR 97146 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.



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**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 Anne McBride