



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)	Court Case# 16CV27939
County of Clatsop)	Sheriff's Case# 1700026

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

On November 16, 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, the real property and improvements in the following described real property:

LOTS 41, 42, 43 AND 44, BLOCK 31, FLAVEL, IN THE CITY OF WARRENTON, CLATSOP COUNTY, OREGON

The property is commonly known as: 1339 NW Warrenton Drive
Warrenton, OREGON

Said sale is made pursuant to a Writ of Execution dated July 6, 2017, issued out of the Circuit Court of the State of Oregon for the County of Clatsop County where WELLS FARGO BANK, N.A., is plaintiff, and THE ESTATE OF MANFRED BEIL; THE UNKNOWN HEIRS AND ASSIGNS OF MANFRED BEIL; THE UNKNOWN DEVISEES OF MANFRED BEIL; DAGMAR E. BEIL; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; STATE OF OREGON, DEPARTMENT OF HUMAN SERVICES (ESTATE ADMINISTRATION UNIT); and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1339 NW WARRENTON DRIVE, 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