



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 ) Court Case# 17CV03132  
Sheriff's Case# 1700028

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

On December 12, 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 which the defendants had on February 8, 2011, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the following described real property:

PARCEL 2 OF PARTITION PLAT NO. 2006-014, IN THE CITY OF GEARHART, COUNTY OF CLATSOP, STATE OF OREGON, RECORDED MAY 30, 2006 AS INSTRUMENT NO. 200606033, CLATSOP COUNTY RECORDS.

The property is commonly known as: 401 Railroad Avenue  
Gearhart, OREGON

Said sale is made pursuant to a Writ of Execution dated July 13, 2017, issued out of the Circuit Court of the State of Oregon for the County of Clatsop County where CARRINGTON MORTGAGE SERVICES, LLC is plaintiff, and NATHAN J. KERWIN; RICHARD R. SCOTT; PARTIES IN POSSESSION 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