



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# 16CV31608

Sheriff's Case# 1700027

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

On December 5, 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 May 4, 2009, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

Lots 25, and the South 10 feet of Lot 17, Block 12, CARTWRIGHT PARK, in the City of Seaside, Clatsop County, Oregon

The property is commonly known as: 736 Avenue Q  
Seaside, OREGON

Said sale is made pursuant to a Writ of Execution in Foreclosure dated July 28, 2017, issued out of the Circuit Court of the State of Oregon for the County of Clatsop County where FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA is plaintiff, and SCOTT M. WARRELL AKA SCOTT MITCHELL WARRELL; BELINDA OVERFIELD-WARRELL AKA BELINDA CASSIDY OVERFIELD; 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.



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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