



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

County of Clatsop

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Court Case# 15CV16744

Sheriff's Case# 1700034

NOTICE OF SHERIFF'S SALE
(Real Property)

On January 30, 2018, 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:

LOT 11, BLOCK 14, TAYLOR'S ASTORIA, IN THE CITY OF ASTORIA, COUNTY OF CLATSOP, STATE OF OREGON

The property is commonly known as: 446 Floral Avenue
Astoria, OREGON

Said sale is made pursuant to a Writ of Execution dated October 23, 2017, issued out of the Circuit Court of the State of Oregon for the County of Clatsop County where WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A/ CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is plaintiff, and MELINDA M. MCCORMICK; THE ESTATE OF JAMES A. MCCORMICK; THE UNKNOWN HEIRS AND ASSIGNS OF JAMES A. MCCORMICK; THE UNKNOWN DEVISEES OF JAMES A. MCCORMICK; THE JAMES MCCORMICK REVOCABLE LIVING TRUST; LAWRENCE MCCORMICK; OLIVER MCCORMICK; TAMALPAIS ROTH MCCORMICK; TASHA YAKUSH; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 446 FLORAL AVENUE, ASTORIA, OR 97103 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