



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# 17CV14803

Sheriff's Case#

NOTICE OF SHERIFF'S SALE (Real Property)

On October 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, all of the interest which the Defendants KYLE EDWARD COX, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION and ALL OTHER PERSONS, PARTIES, OR OCCUPANTS UNKNOWN ("Defendants") had on February 13, 2012, the date of the foreclosed Deed of Trust which was recorded on February 15, 2012, as Instrument No. 201201087 in the official records of the Clatsop County Recorder's Office, and/or all of the interest which Defendants had thereafter in the following described real property:

LOT 4, BLOCK 13, BRADBURY'S SECOND ADDITION TO OCEAN GROVE, IN THE CITY OF SEASIDE, RECORDED MARCH 2, 1928, IN BOOK 9 OF PLATS, PAGE 14, CLATSOP COUNTY, OREGON

The property is commonly known as: 840 Ave M
Seaside, Oregon

Said sale is made pursuant to a Writ of in Foreclosure dated April 30, 2018, issued out of the Circuit Court of the State of Oregon for the County of Clatsop where PENNYMAC LOAN SERVICES, LLC is plaintiff, and KYLE EDWARD COX, an individual; SECRETARY OF HOUSING AND URBAN DEVELOPMENT, a government entity; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION, a corporation; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to 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 Humphrey