



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 ) Court Case# 16CV01091  
County of Clatsop ) Sheriff's Case# 1800001

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

On March 20, 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 that the Defendant had on or about July 24, 2013, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

Lot 6, together with an undivided 1/16th interest in Tracts A, B, and C, SUNSET RIVER KNOLL, in the City of Astoria, Clatsop County Oregon

The property is commonly known as: 1336 Olney Ave  
Astoria, OREGON

Said sale is made pursuant to a Writ of Execution in Foreclosure dated November 27, 2017, issued out of the Circuit Court of the State of Oregon for the County of Clatsop County where U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST is plaintiff, and ALLISON K. MCGANN, GREGORY S. MCGANN; 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