

The property is commonly known as: 1911 Columbia Blvd
St. Helens, OR 97051

Said sale is made pursuant to a Writ of Execution in Foreclosure, dated April 11, 2018, issued out of the Circuit Court of the State of Oregon for the County of Columbia where LOIS S. RAUSCH AND CLARENCE J. RAUSCH, TRUSTEES OF THE LOIS S. RAUSCH LIVING TRUST is plaintiff, and 1911 COLUMBIA BLVD, LLC, ADAM FORTIER, ASCENSION EVANGELICAL LUTHERAN CHURCH, and ALL OTHER PERSONS CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1911 COLUMBIA BLVD, ST. HELENS, OR 97051, 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.

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 Columbia County Sheriff 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.

JEFF DICKERSON, SHERIFF
Columbia County, Oregon

By 
Deputy R. Boyd