

**IN THE CIRCUIT COURT OF THE STATE OF OREGON  
CLATSOP COUNTY**

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9  
MASTER PARTICIPATION TRUST,

Plaintiff/s,

v.

HOLLYANNE SUMMERS; CHRISTOPHER  
BERNHARDT; UNKNOWN HEIRS OF DAVID J.  
BERNHARDT; WAUNA CREDIT UNION S/B/M  
TO WARRENTON FEDERAL CREDIT UNION;  
RAY KLEIN, INC., DBA PROFESSIONAL  
CREDIT SERVICE; WILLIAM C. RICE;  
CITIBANK, N.A., SUCCESSOR IN INTEREST TO  
CITIBANK SOUTH DAKOTA, N.A; CAPITAL  
ONE BANK (USA), N.A.; METRO AREA  
COLLECTION SERVICE, INC.; EGP  
INVESTMENTS, LLC; MIDLAND FUNDING  
LLC; CAVALRY SPV I LLC; STATE OF  
OREGON; RICE RENTALS; M & S RENTALS;  
PARTIES IN POSSESSION,

Defendant/s.

Case No.: 17CV30663

NOTICE OF SALE  
UNDER WRIT OF EXECUTION -  
REAL PROPERTY

Notice is hereby given that I will on October 15, 2019 at 10:00 AM in the main lobby of the Clatsop County Sheriff's Office, 1190 SE 19<sup>th</sup> Street, Warrenton, Oregon, sell, at public oral auction to the highest bidder, for cash or cashier's check, the following real property, subject to redemption, commonly known as Vacant Land SE Bay Ave, Warrenton, Oregon 97146, and further described as,

LOT 4, BLOCK 13, TOWN OF WARRENTON (ALSO KNOWN AS WARRENTON  
ADDITION TO ASTORIA), IN THE CITY OF WARRENTON, CLATSOP COUNTY,  
OREGON.

**THERE IS CURRENTLY NO STREET OR TRAIL ACCESS TO THE  
PROPERTY** which is bordered by private and/or undeveloped land between SE 2<sup>nd</sup>  
Street and SE 3<sup>rd</sup> Street near the Warrenton Waterfront Trail in Warrenton, Oregon.

Said sale is made under a writ of execution issued out of the Circuit Court of the State of Oregon for the County of Clatsop.

The Notice of Sale will be published in The Daily Astorian, a newspaper of general circulation in Clatsop County, Oregon, on September 7, 2019.

The Notice of Sale will be posted on the Oregon State Sheriff's Association (OSSA) website, <http://oregonsheriffssales.org/>, for at least 28 days prior to the date of the sale. The first full day of posting is September 7, 2019.

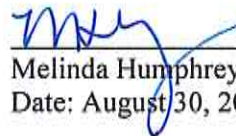
**BEFORE BIDDING AT THE SALE, A PROSPECTIVE BIDDER SHOULD INDEPENDENTLY INVESTIGATE:**

- (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:** Potential bidders must arrive no later than 15 minutes prior to the auction to register and allow the Clatsop County Sheriff's Office to review bidder's funds. 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 the close of the sale. Only the judgment creditor who obtained the Writ may credit bid up 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 visiting:  
<http://orgonsheriffsales.org/> or <http://files.co.clatsop.or.us/ccso/foreclosures.pdf>

Thomas J. Bergin  
Clatsop County Sheriff



---

Melinda Humphrey, Staff Assistant  
Date: August 30, 2019