

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
INDENTURE TRUSTEE FOR THE IMPAC CMB TRUST
SERIES 2005-4,

Plaintiff/s,

v.

ROBERT J. ROSS, an individual;
SOUTHERN OREGON CREDIT SERVICE, INC.,
a corporation; BANK OF THE PACIFIC, a
bank; UNITED STATES OF AMERICA, a
government entity; 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.,

Defendant/s.

Case No.: 19CV54284

NOTICE OF SALE
UNDER WRIT OF EXECUTION -
REAL PROPERTY

Notice is hereby given that I will on October 18, 2022 at 10:00 AM in the main lobby of the Clatsop County Sheriff's Office, 1190 SW 19th 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 940 Necanicum Drive, Seaside, Oregon 97103, and further described as,

LOT 4, RIVERSIDE TOWNHOUSES, REPLAT OF LOTS 4 THROUGH 7,
DAKOTA'S ADDITION TO GRIMES GROVE, IN THE CITY OF SEASIDE, COUNTY
OF CLATSOP, AND STATE OF 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 Columbia Press, a newspaper of general circulation in Clatsop County, Oregon, for publication for four weeks, to wit: September 2, 2022; September 09, 2022; September 16, 2022; September 23, 2022.

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 2, 2022.

NOTICE TO DEBTOR

You should be careful about offers to sell rights to surplus funds.

You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950 (4).

If you transfer or sell your right to redemption, you might not have the right to surplus funds.

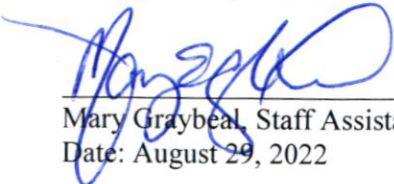
BEFORE BIDDING AT THE SALE, A PROSPECTIVE BIDDER SHOULD INDEPENDENTLY INVESTIGATE:

- (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>

Matthew D. Phillips
Clatsop County Sheriff



Mary Graybeal, Staff Assistant
Date: August 29, 2022