

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

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR RCF 2
ACQUISITION TRUST C/O U.S. BANK TRUST
NATIONAL ASSOCIATION,

Plaintiff/s,

v.

THE ESTATE OF NANCY M. WEISZHAAR; THE
UNKNOWN HEIRS, ASSIGNS AND DEVISEES
OF NANCY M. WEISZHAAR; DAVID
WEISZHAAR; RACHAEL GORTON; PAUL
WEISZHAAR; REBECCA CAROLL;
LEXINGTON PLACE CONDOMINIUM; AND
ALL OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT, TITLE,
LIEN, OR INTEREST IN THE REAL PROPERTY
COMMONLY KNOWN AS 171 HIGHWAY 101
ALT #1 WARRENTON, OREGON 97146,

Defendant/s.

Case No.: 22CV42456

NOTICE OF SALE
UNDER WRIT OF EXECUTION -
REAL PROPERTY

Notice is hereby given that I will on April 23, 2024 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 171 Highway 101 Alt #1, Warrenton, Oregon 97146, and further described as,

UNIT 1, LEXINGTON PLACE CONDOMINIUM- STAGE 1, IN THE CITY OF
WARRENTON, CLATSOP COUNTY, OREGON,

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS
AS SET FORTH IN DECLARATION OF CONDOMINIUM OWNERSHIP
RECORDED MAY 9, 1996, IN BOOK 900, PAGE 124, CLATSOP COUNTY DEED
RECORDS , AND AMENDMENT THERETO BY DOCUMENT RECORDED
OCTOBER 21, 1998, IN BOOK 986, PAGE 343, CLATSOP COUNTY DEED
RECORDS AND SUPPLEMENTAL DECLARATION RECORDED, OCTOBER 22,
1998, IN BOOK 986, PAGE 472 CLATSOP COUNTY DEED RECORDS

Situs: Lexington Place #1, Warrenton OR
Map# 81028AC90103
Acct ID: 32279.

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, for publication for four weeks, to wit: February 24, 2024; March 2, 2024; March 9, 2024; March 16, 2024.

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 February 24, 2024.

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.

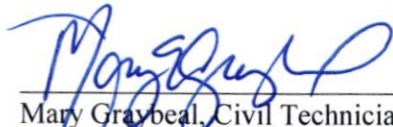
BEFORE BIDDING AT THE SALE, A PROSPECTIVE BIDDER SHOULD INDEPENDENTLY INVESTIGATE:

- (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://oregonsheriffssales.org/> or <http://files.co.clatsop.or.us/ccso/foreclosures.pdf>

Matthew D. Phillips
Clatsop County Sheriff



Mary Graybeal, Civil Technician
Date: February 20, 2024