



OFFICE OF THE SHERIFF

Curtis L. Landers

225 W. Olive Street

Newport, Oregon 97365

Civil (541) 265-4915

www.co.lincoln.or.us/sheriff

State of Oregon)
)
County of Lincoln)

Court Case# 16CV42167

Sheriff's Case# 17-1290

NOTICE OF SHERIFF'S SALE
(Real Property)

On the 19th day of October, 2017, at the hour of 10:00 a.m., p.m. at the Lincoln County Sheriff's Office, 225 W Olive St., Rm 203, in the City of Newport, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Lincoln County Sheriff's Office, subject to redemption, all of the interest which the defendants had on October 26, 2007, the date of the Deed of Trust, and also all of the interest which the defendants had thereafter, in the following described real property:

LOT 3, BLOCK 7, CEDAR HEIGHTS PARK PHASE 3, IN THE CITY OF WALDPART, COUNTY OF LINCOLN AND STATE OF OREGON

and commonly known as 445 Double Eagle, Waldport, OR 97394-8908.

Said sale is made pursuant to a Writ of Execution dated the 30th day of May, 2017, issued out of the Circuit Court of the State of Oregon for the County of Lincoln to me directed in the case of The Bank of New York Mellon Trust Company, N.A., as FHA Qualified Trustee for RESCAP Liquidating Trust, Plaintiff vs. Darby Mabe aka Darby Martinez; Jeremy Mabe; State of Oregon, Division of Child Support; First American Title Insurance Co.; and Persons or Parties Unknown Claiming any Right, Title, Lien or Interest in the Property Described in the Complaint Herein, Defendants.

On September 5, 2017, I levied on this property by filing a Notice of Levy with the court.

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.

