



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# 131616

Sheriff's Case# 17-1560

NOTICE OF SHERIFF'S SALE
(Real Property)

On the 28th day of November, 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 14, 1999, the date of the Deed of Trust, and also all of the interest which the defendants acquired thereafter,, in the following described real property:

LOT 1, BLOCK 8, CEDAR HEIGHTS PARK PHASE 3, IN LINCOLN COUNTY, OREGON.

and commonly known as 360 Double Eagle, Waldport, OR 97394

Said sale is made pursuant to a Writ of Execution dated the 17th day of August, 2017, issued out of the Circuit Court of the State of Oregon for the County of Lincoln to me directed in the case of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, its Successors in Interest and/or Assigns, Plaintiff vs. Unknown Heirs of Helen P. Bues; Unknown Successor Trustee of the Helen P. Bues Trust, Dated Sept. 24, 2004; Melody Ann Smith, as Successor Trustee of the Helen P. Bues Trust, Dated Sept. 24, 2004; Maryanne Bues-Bartlett, Individually; Dwight Bues; State of Oregon; Occupants of the Premises; and the Real Property Located at 360 Southwest Double Eagle Drive, Waldport, Oregon 97394, Defendants.

On October 16, 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.

CONDITIONS OF SALE: All potential bidders are subject to inspection of funds prior to or during participation of 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 Lincoln County Sheriff's Office 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.

Interested parties can obtain additional information about this sale including the dollar amount of the creditor's written bid if received, any postponements or cancelation of the sale and the final sale price, by selecting the link "SHERIFF SALES STATUS" on the OSSA Lincoln County sheriff's sales web-page, or by going to <http://www.co.lincoln.or.us/sheriff/page/sheriff-sales-status>.

Curtis L. Landers, SHERIFF
Lincoln County, Oregon

By _____/s/_____
Janice Archuleta, Deputy