



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# 16CV23854

Sheriff's Case# 17-1556

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 that the defendants had as evidenced by the Deed of Trust recorded April 8, 2004 in the official records of Lincoln County as Instrument Number 200405208 and all of the interest that the defendants had thereafter, in the following described real property:

LOT 9, VIEW OF THE BAY PUD, PHASE I, CITY OF DEPOE BAY, LINCOLN COUNTY, OREGON
commonly known as 130 NE Spring Ave, Depoe Bay, OR 97341

Said sale is made pursuant to a Writ of Execution dated the 28th day of July, 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 fka The Bank of New York, as Trustee (CWMBMS 2004-12 MSTR), Plaintiff vs. Jami Coleman; Jami Coleman, Successor Trustee of the Donald L. Sinnema Trust; The Unknown Heirs and Assigns of Donald L. Sinnema; The Unknown Devisees of Donald L. Sinnema; State of Oregon, Department of Human Resources, Senior and Disabled Services Division; Mortgage Electronic Registration Systems, Inc. Solely as Nominee for Quicken Loans, Inc.; View of the Bay P.U.D. Homeowners Association; City of Depoe Bay; and All Other Persons or Parties Unknown Claiming any Right, Title, Lien, or Interest in the Real Property Commonly Known as 130 NE Spring Ave, Depoe Bay, OR 97341, Defendants.

On October 13, 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