



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# 16CV09613

Sheriff's Case# 17-501

NOTICE OF SHERIFF'S SALE
(Real Property)

On the 16th 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, as evidenced by the Deed of Trust recorded August 17, 2001 in the official records of Lincoln County as instrument number 6247901, in the following described real property:

LOT 5, PLAT OF VALLEY VIEW, IN THE CITY OF TOLEDO, COUNTY OF LINCOLN AND STATE OF OREGON

commonly known as 525 NW Radio Ct, Toledo, OR 97391

Said sale is made pursuant to a Writ of Execution dated the 19th 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 Ditech Financial LLC, Plaintiff vs. The Unknown Heirs and Assigns of Shirley A. Thompson; the Unknown Devisees of Shirley A. Thompson; Denise Rich, as Trustee of the Shirley Ann Thompson Living Trust; Denise Rich; Timothy Arthur Rich; Cynthia Suzanne Smith; and All Other Persons or Parties Unknown Claiming Any Right, Title, Lien, or Interest in the Real Property Commonly Known as 525 NW Radio Ct, Toledo, Oregon 97391, Defendants.

On October 3, 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.

