



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# 16CV40044
Sheriff's Case# 17-1574

NOTICE OF SHERIFF'S SALE
(Real Property)

On the 30th 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 Defendant had on or about 4/19/2007, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

Lot 3, Block 2, WILLOW ADDITION TO WALDPART, in the City of Waldport, County of Lincoln and State of Oregon

commonly known as: 170 SW Strawberry Lane, Units A, B, C, D, Waldport, OR 97394

Said sale is made pursuant to a Writ of Execution dated the 20th day of September, 2017, issued out of the Circuit Court of the State of Oregon for the County of Lincoln to me directed in the case of Nationstar Mortgage LLC, Plaintiff vs. The Unknown Heirs and Devisees of Ben A. Sebastiani; Jacquelyn A. Sebastiani; Occupants of the Property, Defendants.

On October 18, 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

