



**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# 15CV12718  
Sheriff's Case# 17-1534

**NOTICE OF SHERIFF'S SALE**  
(Real Property)

On the 21st 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 Defendant had on or about March 20, 2006, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

APN/Parcel #: R5135507

Unit 28, THE VILLAGE AT NORTH POINTE CONDOMINIUMS STAGE 2, in the City of Depoe Bay, County of Lincoln and State of Oregon, Together with an undivided interest in and to the general and limited common elements appertaining to said unit as set forth in the Declaration of Unit Ownership and any amendments thereto.

Commonly known as 1113 N Highway 101 Unit 28, Depoe Bay, OR 97341

Said sale is made pursuant to a Writ of Execution dated the 14th 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 U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, Plaintiff vs. Linda K. Ham AKA Linda Kalis Ham, Kenneth L. Ham AKA Kenneth Lee Ham Jr; Valhalla Holdings, LLC; Mortgage Electronic Registration Systems Inc; Homecomings Financial Network, Inc.; E\*Trade Bank; Village of North Pointe Condominiums AKA Association of Unit Owners of the Village at North Pointe; Occupants of the Property, Defendants.

On October 10, 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/      
Michelle Maresco, Deputy