



**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# 15CV31736  
Sheriff's Case# 17-1733

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

On the 11th day of January, 2018, 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 Christian Anderson and Oregon Affordable Housing Assistance Corporation ("Defendants") had on January 14, 2005, the date of the foreclosed Deed of Trust which was recorded on January 26, 2005, as Instrument No. 200501263 in the official records of the Lincoln County Recorder's Office, and/or all of the interest which the Defendants had thereafter, in the following described real property:

Commencing at the Northeast corner of Section 8, Township 9 South, Range 11 West, Willamette Meridian, Lincoln County, Oregon; thence Westerly along said section line, 1059 feet; thence Southerly at right angles to said section line, 394 feet to the true point of beginning of the tract to be described; thence Easterly at right angles and parallel to said section line, 228 feet; thence Southerly at right angles, 52 feet; thence Westerly at right angles and parallel to said section line, 228 feet; thence Northerly at right angles, 52 feet to the true point of beginning.

EXCEPTING THEREFROM a 20-foot strip along the Westerly side of said tract which is to be used for public road purposes only.

commonly known as 70 SE Ainslee Avenue, Depoe Bay, OR 97341

Said sale is made pursuant to a Writ of Execution dated the 12th day of October, 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, F/K/A The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2005-1, Plaintiff vs. Christian Anderson, an individual; Oregon Affordable Housing Assistance Corporation, a corporation; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property, Defendants.

On November 29, 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