



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# 131016
Sheriff's Case# 17-1871

NOTICE OF SHERIFF'S SALE
(Real Property)

On the 30th 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 which the defendants had on September 14, 2000, the date of the foreclosed Deed of Trust and/or all of the interest which defendants had thereafter,, in the following described real property:

Beginning 20.28 chain east of the Southwest corner of Section 34, Township 6 South, Range 10 West, of the Willamette Meridian, in Lincoln County, Oregon; thence west 2.90 chains; thence east 50 feet to the true point of beginning; thence west 50 feet; thence north 3.50 chains to the south line of Salmon River Highway; thence north 89° east along said south line of highway 50 feet; thence south to the point of beginning, in the County of Lincoln and State of Oregon.

and commonly known as 4078 SALMON RIVER HIGHWAY, OTIS, OREGON 97368

Said sale is made pursuant to a Writ of Execution dated the 31st 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 Bank of America, N.A., Plaintiff vs. Angela M. Greenman, an individual; Ronald A. Greenman, an individual; Professional Credit Service, an assumed business name of Ray Klein, Inc., an Oregon business 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 December 20, 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