



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# 17CV08529
Sheriff's Case# 18-0346

NOTICE OF SHERIFF'S SALE
(Real Property)

On the 26th day of April, 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 April 25, 2006, the date of the foreclosed Deed of Trust, and/or all of the interest which the defendants had thereafter,, in the following described real property:

Beginning at the Southeast corner of Section 28, Township 11 South, Range 8 West, of the Willamette Meridian, in Lincoln County, Oregon; thence North 89° 55' 37" West along the South line of said section 843.60 feet to a 5/8 inch iron rod; thence North 00° 00' 23" East 980 feet to a 5/8 Inch iron rod; thence South 84° 22' 01" East 847.20 feet to a 5/8 inch iron rod on the East line of said section; thence South 00° 01' 31" East 898.27 feet to the place of beginning.

EXCEPTING THEREFROM that portion lying within Burnt Woods-Harlan Road No. 547.

and commonly known as 3408 Harlan Burntwoods Rd, Blodgett, OR 97326

Said sale is made pursuant to a Writ of Execution dated the 7th day of February, 2018, 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 LSF10 Master Participation Trust, Plaintiff vs. David W. Collett, an individual; Barbara Collett aka Barbara D. Collett, an individual; 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 March 13, 2018, 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