



OFFICE OF THE SHERIFF

Curtis L. Landers
225 W. Olive Street
Newport, Oregon 97365
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State of Oregon)
)
County of Lincoln)

Court Case# 17CV00938
Sheriff's Case# 18-0284

NOTICE OF SHERIFF'S SALE
(Real Property)

On the 12th 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 December 20, 2006, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the following described real property:

Lot 256, Block 13, Coronado Shores Division No. 3, in Lincoln County, Oregon
commonly known as 5780 Hacienda Avenue, Gleneden Beach, OR 97388.

Said sale is made pursuant to a Writ of Execution dated the 1st 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 National Association, as Trustee, Successor in Interest to Wilmington Trust Company, as Trustee, Successor in Interest to Bank of America National Association, as Trustee, Successor by Merger to Lasalle Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-3, Plaintiff vs. Sandra Espana; Salvdor Espana; Coronado Shores Beach Club, Inc.; Mortgage Electronic Registration Systems, Inc.; USA Direct Funding; Aurora Loan Services LLC; Aurora Commercial Corp.; Capital One Bank NA; Parties in Possession, Defendants.

On March 1, 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.

