



**OFFICE OF THE SHERIFF**

**Curtis L. Landers**

225 W. Olive Street

Newport, Oregon 97365

Civil (541) 265-4915

[www.co.lincoln.or.us/sheriff](http://www.co.lincoln.or.us/sheriff)

State of Oregon        )  
                                  )  
County of Lincoln     )

Court Case# 17CV14933

Sheriff's Case# 18-0324

**NOTICE OF SHERIFF'S SALE**

(Real Property)

On the 24<sup>th</sup> 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 that the defendants had on or about 4/4/2006, the date of the Deed of Trust, and also the interest that the defendants had thereafter,, in the following described real property:

APN No. R380382

LOT 10, BLOCK 20, FREDRICKSBURG, IN THE CITY OF NEWPORT, COUNTY OF LINCOLN AND STATE OF OREGON

and commonly known as 624 E Olive St, Newport, OR 97365.

Said sale is made pursuant to a Writ of Execution dated the 25<sup>th</sup> day of January, 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, not in its individual capacity but solely as Trustee for NRZ Pass-Through Trust VIII, Plaintiff vs. William Stanley Ouderkirk II, Unknown Heirs and Devisees of Sheridel Ouderkirk; Occupants of the Property, Defendants.

On March 8, 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