



**OFFICE OF THE SHERIFF**

**Curtis L. Landers**  
225 W. Olive Street  
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[www.co.lincoln.or.us/sheriff](http://www.co.lincoln.or.us/sheriff)

State of Oregon        )  
                                  )  
County of Lincoln     )

Court Case# 19CV13489  
Sheriff's Case# 11114

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

On the 15<sup>th</sup> day of October, 2019, 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 as evidenced by the Deed of Trust recorded June 15, 2010 in the official records of Lincoln County and all of the interest that the defendants had thereafter,, in the following described real property:

Lot 7, Block 19, BAYSHORE DIVISION NO. 4, in Lincoln County, Oregon.  
and commonly known as 2010 NW Cutter Street, Waldport, Oregon 97394

Said sale is made pursuant to a Writ of Execution dated the 21<sup>st</sup> day of August, 2019, issued out of the Circuit Court of the State of Oregon for the County of Lincoln to me directed in the case of Nationstar Mortgage LLC D/B/A Mr. Cooper, Plaintiff vs. David L. Tokar; Alison Kelly Tokar; Bayshore Beach Club, Inc.; Portfolio Recovery Associates, LLC and All Other Persons or Parties Unknown Claiming any Right, Title, Lien, or Interest in the Real Property Commonly Known as 2010 NW Cutter Street, Waldport, Oregon 97394, Defendants.

On August 29, 2019, I levied on this property by filing a Notice of Levy with the court.

**NOTICE TO DEBTOR - READ THIS SECTION CAREFULLY**

You should be careful about offers to sell rights to surplus funds. You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950(4). If you transfer or sell your right to redemption, you might not have the right to surplus funds.

**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