



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# 19CV31267
Sheriff's Case# 21-0281

NOTICE OF SHERIFF'S SALE
(Real Property)

On the 24th day of May, 2021, at the hour of 10:00 a.m., p.m. at the Lincoln County Courthouse, Board of Commissioners Room, 225 W Olive St., Rm 108, 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 June 21, 2007, the date of the Deed of Trust, and also the interest that the defendants had thereafter,, in the following described real property:

APN/Parcel #R35437

Beginning 60 feet West of the Southwest corner of Block 54, OCEANVIEW, in Lincoln County, Oregon; thence North 90 feet to the Southeast corner of the Jensen tract, described in deed recorded in Book 146, Page 419, Deed Records of Lincoln County, Oregon; thence West along the South line of said Jensen tract 81 feet to the Northeast corner of the Jenkins tract described in deed recorded in Book 145, Page 419, Deed Records of Lincoln County, Oregon; thence South along the East line of said Jenkins tract 90 feet to the North line of N.W. 15th Street, formerly known as Home Street; thence East along said street line 81 feet to the Point of Beginning.

and commonly known as 208 NW 15th St, Newport, OR 97365-2351

Said sale is made pursuant to a Writ of Execution dated the 5th day of March, 2021, 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 Individually but Solely as Trustee for Bluewater Investment Trust 2018-1, Plaintiff vs. The Unknown Heirs and Devisees of Ruth C. Hayes aka Ruth Cecelia Hayes; The Unknown Heirs and Devisees of Lilah Hayes aka Lilah Ann Hayes; State of Oregon; Occupants of the Property, Defendants.

On April 7, 2021, 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