



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# 19CV13097

Sheriff's Case# 21-1092

NOTICE OF SHERIFF'S SALE
(Real Property)

On the 20th day of January, 2022, at the hour of 10:00 a.m., p.m. at the Lincoln County Courthouse, 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 Defendant had on or about October 10, 2015, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

THAT CERTAIN UNIT NO 357, AS DESCRIBED IN THAT CERTAIN DECLARATION OF UNIT OWNERSHIP OF SURFTIDES PLAZA, RECORDED ON THE 26TH DAY OF FEBRUARY 1974, IN VOLUME 47, PAGE 929, OF THE DEED RECORDS OF LINCOLN COUNTY, OREGON, AMENDED BY INSTRUMENT RECORDED JULY 30, 1976, IN VOLUME 66, PAGE 1717, AND BY INSTRUMENT RECORDED OCTOBER 17, 1977 IN VOLUME 80, PAGE 708, APPERTAINING TO A TRACT OF LAND SITUATED IN THE CITY OF LINCOLN CITY, LINCOLN COUNTY, OREGON AS DESCRIBED IN SAID DECLARATION, WHICH IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF AS IF FULLY SET FORTH HEREIN, TOGETHER WITH AN UNDIVIDED PERCENT OF THE GENERAL COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION APPERTAINING TO SAID UNIT.

Commonly known as 1415 Northwest 31st Place Unit No. 357, Lincoln City, OR 97367

Said sale is made pursuant to a Writ of Execution dated the 29th day of October, 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 in its individual capacity but solely as Trustee for the RMAC Trust, Series 2016-CTT, Plaintiff vs. Linda Sarson; Association of Unit Owners of Surftides Plaza, Inc.; Occupants of the Property, Defendants.

On December 17, 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/_____
Michelle Maresco, Deputy