



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# 19CV11534

Sheriff's Case# 22-0627

NOTICE OF SHERIFF'S SALE
(Real Property)

On the 23RD day of August, 2022, at the hour of 10:00 a.m., p.m. at the Lincoln County Courthouse, 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 WILLIAM J. ZEKAN, and CAROL K. ZEKAN, ("Defendants") had on June 18, 2007, the date of the foreclosed Deed of Trust which was recorded on July 12, 2007, as Instrument No. 200710100 in the official records of the Lincoln County Recorder's Office, and/or all of the interest which Defendants had thereafter, in the following described real property:

A parcel of land situated in the State of Oregon, County of Lincoln, with a street location address of 725 SW 2nd St; Newport, OR 97365-3914 currently owned by William J Zekan and Carol K Zekan having a tax identification number of 00R340720 and further described as Bayley and Case's Second Addn., Block 70, Coles Subdivision, Lot 11, 12, ptns of 10 / 23, MF 169-1415.

MORE CORRECTLY DESCRIBED OF RECORD AS:

All of the following described parcels of land lying with COLE'S SUBDIVISION OF BLOCK 70, CASE AND BAYLEY'S SECOND ADDITION TO NEWPORT, in Lincoln County, Oregon, to-wit:

Lots 11 and 12, and the West one-half of Lot 10 and also that portion of Lot 23, in said subdivision being described as follows:

Beginning at the most Easterly corner of said Lot 23; thence Westerly along the North line of said Lot 23, a distance of 56.70 feet; thence Southerly to a point on the Southeasterly line of said Lot 23, which point marks the Northerly corner common to Lots 4 and 5 in said subdivision; thence Northeasterly along the Northerly lines of Lots 5, 6, 7 and 8, a distance of 60.83 feet to the place of beginning.

Commonly known as: 725 SW 2nd St, Newport, OR 97365-3914

Said sale is made pursuant to a Writ of Execution dated the 25th day of May, 2022, issued out of the Circuit Court of the State of Oregon for the County of Lincoln to me directed in the case of 19CV11534, U.S. BANK NATIONAL ASSOCIATION, Plaintiff vs. WILLIAM J. ZEKAN, an individual; CAROL K. ZEKAN, an individual; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property, Defendants.

On July 12th, 2022, 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

/s/

By _____
Shelby Baker, Deputy