



**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# 18CV49437

Sheriff's Case# 24-0379

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

On the 13th day of June, 2024, at the hour of 10:00 a.m., at the Lincoln County Courthouse, 225 W Olive St, Room 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 Defendant had on or about September 6, 2006, the date of the Deed of Trust, and also the interest that the Defendant had thereafter, in the following described real property:

LOT 65, FIRST ADDITION TO ROADS END, IN THE COUNTY OF LINCOLN AND STATE OF OREGON.

and commonly known as: 6117 NW Logan Road, Lincoln City, OR 97367

Said sale is made pursuant to a Writ of Execution dated the 18th day of March, 2024, 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, as Trustee for Greenpoint Mortgage Funding Trust Mortgage Pass-through Certificates, Series 2006-AR7, Plaintiff vs. Barbara Balswick; Mortgage Electronic Registration Systems Inc.; Greenpoint Mortgage Funding, Inc.; Occupants of the Property, Defendants.

On April 25, 2024, 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;

