



Lincoln County Property Management

Janet Scanlon
Property Manager

880 NE 7th Street
Newport, Oregon 97365-2513
Phone - (541) 574-1290
FAX - (541) 574-1295
E-mail - jscanlon@co.lincoln.or.us

Information for Purchase of TAX FORECLOSED LINCOLN COUNTY PROPERTY

Pursuant to ORS 275, tax foreclosed property must first be offered for sale at a Sheriff's Auction. If not sold at that time, surplus property will be added to the current available property list to be sold throughout the year.

1. Lincoln County does not maintain a mailing list for the Sheriff's Auction. Both the Available Property List, and the Auction List, are available on the Lincoln County web-site at www.co.lincoln.or.us. Once you're at our home page, click on "Department/Office Directory"; then click on "Property Management" to get current information.
2. The auction is scheduled in October each year, usually on the 3rd or 4th Thursday. The auction list, along with the public notice of the Sheriff's Auction, is published in the Wednesday edition of the Newport News Times for 4 (four) consecutive weeks prior to the auction, and is only available after publication.
3. The Property Management Department maintains files on all parcels available, which can be reviewed by appointment only.
4. **No less than the minimum bid will be accepted for at least 1 year following the auction.**
5. If you need copies of maps, there is a link to "Maps" on our web-site, or if that isn't an option, you'll can go to the Mapping Department located within the Assessor's Office on the second floor of the Lincoln County Courthouse located at 225 W. Olive St. – office hours are from 8:30 a.m. - 5:00 p.m. In most cases, there are no addresses available. Property is generally only given addresses at the time when a building permit is issued. (In other words, bare land rarely has an address, unless it had previously had an improvement located on it.)
6. If you'd like information regarding septic approvals or zoning, you'll need to contact the Lincoln County Planning Department in the Public Service Building located at 210 SW 2nd St. - office hours are from 8:00 a.m. - 5:00 p.m., or call them at (541) 265-4192.
7. If you want to find out about liens, encumbrances, or legal access, you'll need to contact a title company of your choice, at your own cost.
8. **To make an offer**, please send it to the address listed above. You will need to identify each parcel by Map & Tax Lot, state your offer, whether you want to pay cash or enter into a land sales contract with Lincoln County, then print your name, address & phone number. Please make sure to sign and date your offer. The County will either accept your offer, reject your offer, or make a counter offer.
9. Lincoln County will enter into a Land Sales Contract on purchases over \$2,500.00. Purchases \$2,500.00 and below, are cash only. The terms for a land sales contract are non-negotiable. They are; minimum of a 20% down payment; payments calculated at 12% interest; and amortized for 5 years. There is no pre-payment penalty. For the down payment, Lincoln County accepts cash or cashier's checks only.

10. When paying in full, or when a Land Sales Contract is paid in full, the county will issue a Quitclaim Deed.
11. The current recording fees are \$46.00 for a land sales contract, & \$36.00 for a quitclaim deed.
12. Before doing much research on any particular parcel, please contact Property Management to verify if it is still available & has not been sold.

For further information, please contact Janet Scanlon at the above phone number, address, or by e-mail (jscanlon@co.lincoln.or.us) from Monday - Wednesday.