



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# 17CV17945

Sheriff's Case# 18-0347

NOTICE OF SHERIFF'S SALE
(Real Property)

On the 26th day of April, 2018, at the hour of 10:00 a.m., p.m. at the Lincoln County 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 which the Defendant Liane J. Hein, Court Appointed Guardian and Conservator for Mary E. Works aka Mary E. Uffelman ("Defendant") had on October 6, 2009, the date of the foreclosed Deed of Trust which was recorded on December 3, 2009 as Instrument No. 2009-13799 in the official records of the Lincoln County Recorder's Office, and/or all of the interest which Defendant had thereafter,, in the following described real property:

That part of Lots 1, 2, 3, 4, 5, 6, 7, 12, 13 and 14, Block 54, BRASFIELDS ADDITION TO SEAL ROCK RESORT, lying West of the Westerly right of way line of U.S. Highway 101 (Oregon Coast Highway), County of Lincoln and State of Oregon

Commonly known as 8803 NW Coast Road, Seal Rock, OR 97376.

Said sale is made pursuant to a Writ of Execution dated the 7th day of February, 2018, issued out of the Circuit Court of the State of Oregon for the County of Lincoln to me directed in the case of Liberty Home Equity Solutions, Inc. (FKA Genworth Financial Home Equity Access, Inc.), Plaintiff vs. Liane Hein, Court Appointed Guardian and Conservator for Mary E. Works aka Mary E. Uffelman; 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 March 13, 2018, I levied on this property by filing a Notice of Levy with the court.

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