



**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# 16CV32767  
Sheriff's Case# 19-0175

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

On the 26<sup>th</sup> day of March, 2019, 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 defendants had on March 18, 2008, the date of the Deed of Trust, and all of the interest which the defendants had thereafter,, in the following described real property:

**That part of the Northeast quarter of the Southeast quarter of Section 15, Township 7 South, Range 11 West, Willamette Meridian, in Lincoln County, Oregon, described as follows:**

**Beginning at a point that is 100 feet East of the East line of Fernwood Way in the Plat of LAKEWOOD, which point is on the Easterly prolongation of the South line of Lot 13, Block 1, LAKEWOOD; thence North, parallel with the East line of Fernwood Way, 100 feet; thence East along the Easterly prolongation of the North line of Lot 12, Block 1, LAKEWOOD, a distance of 100 feet; thence South, parallel with the East right-of-way line of Fernwood Way 100 feet; thence West along the Easterly prolongation of the South line of said Lot 13, a distance of 100 feet to the point of beginning.**

commonly known as 515 SE Keel Ave., Lincoln City, OR 97367

Said sale is made pursuant to a Writ of Execution dated the 2<sup>nd</sup> day of January, 2019, issued out of the Circuit Court of the State of Oregon for the County of Lincoln to me directed in the case of Nationstar Mortgage LLC D/B/A Champion Mortgage Company, Plaintiff vs. Ronald L. Sperry, personal representative; Secretary of Housing and Urban Development, a government agency,, Defendants.

On February 7, 2019, 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/\_\_\_\_\_  
Janice Archuleta, Deputy