



OFFICE OF THE SHERIFF

Curtis L. Landers
225 W. Olive Street
Newport, Oregon 97365
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www.co.lincoln.or.us/sheriff

State of Oregon)
)
County of Lincoln)

Court Case# 16CV40519
Sheriff's Case# 19-0160

NOTICE OF SHERIFF'S SALE
(Real Property)

On the 19th 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 that the defendants had on or about July 1, 2009, the date of the Deed of Trust, and also the interest that the defendants had thereafter,, in the following described real property:

A tract of land in Section 16, Township 8 South, Range 11 West, Willamette Meridian, in Lincoln County, Oregon described as follows:

Beginning at the Northwest corner of Lot 3, JORDAN TRACTS; thence North 89° 01' East 90.54 feet; thence North 0° 8' East 17.80 feet; thence North 89° 1' East 45 feet; thence North 0° 8' East 59.25 feet, more or less, to the line described in Deed to Jordan S. and Carolyn H. Wells recorded in Volume 69, page 497, Film Records; thence North 87° 50' 38" West along said line 136.50 feet to a point that is North of the point of beginning; thence South 78 feet to the point of beginning.

and commonly known as 6535 Carolyn Ave, Gleneden Beach, OR 97388

Said sale is made pursuant to a Writ of Execution dated the 22nd 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 Ocwen Loan Servicing, LLC, Plaintiff vs. The Estate of Melody M. Gritton; The Estate of James L. Hatfield; Unknown Heirs and Devisees of The Estate of James L. Hatfield; Jennifer Becker; Lori Spencer; Marcia Schmidtk; Terry Lasniewski; Unknown Heirs and Devisees of the Estate of Melody M. Gritton; And Persons or Parties Unknown Claiming any Right, Title, Lien, or Interest in the Property Described in the Complaint Herein;, Defendants.

On February 6, 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