



**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# 15CV21851  
Sheriff's Case# 19-1074

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

On the 3<sup>rd</sup> day of October, 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 August 17, 2007, the date of the Deed of Trust, and also all of the interest which the defendants acquired thereafter,, in the following described real property:

Beginning at a point that is North 00 deg. 05' East 685 feet and North 88 deg. 00' West 210 feet from the quarter section corner between Sections 8 and 17, Township 11 South, Range 10 West of the Willamette Meridian, in Lincoln County, Oregon; thence running North 88 deg. West 100 feet; thence North 00 deg. 05' East 100 feet; running thence North 88 deg. 00' East 100 feet; thence South 00 deg. 05' West 100 feet to the point of beginning situated in the Southwest quarter of Section 8, Township 11 South, Range 10 West, Willamette Meridian, in Lincoln County, Oregon.

EXCEPTING THEREFROM any portion within the boundaries of the tract conveyed to Lincoln County by Deed recorded February 27, 1926 in Book 49, Page 64, Deed Records.

and commonly known as 663 NE 8th Place a/k/a/ 663 NE 8th Street, Toledo, OR 97391

Said sale is made pursuant to a Writ of Execution dated the 13<sup>th</sup> day of June, 2019, issued out of the Circuit Court of the State of Oregon for the County of Lincoln to me directed in the case of JPMorgan Chase Bank, N.A., Plaintiff vs. Darwin H. Dimick; Fawn C. Ferguson; Parties in Possession, Defendants.

On August 21, 2019, 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;
- (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