



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# 19CV34437
Sheriff's Case# 21-0694

NOTICE OF SHERIFF'S SALE
(Real Property)

On the 30th day of September, 2021, at the hour of 10:00 a.m., p.m. at the Lincoln County Courthouse, 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 had on February 6, 2008, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the following described real property:

LOT 13, MCELWAIN ACRES STAGE 2, IN THE CITY OF TOLEDO, LINCOLN COUNTY, OREGON
commonly known at 2009 SE Donelle Drive, Toledo, OR 97391.

Said sale is made pursuant to a Writ of Execution dated the 21st day of April, 2021, issued out of the Circuit Court of the State of Oregon for the County of Lincoln to me directed in the case of Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust F, Plaintiff vs. Unknown Heirs, Devisees and/or Successors in Interest of Donna M. Hasbrouck; Mary T. Cole; Jacqueline R. Chavez; Paul X. Hasbrouck; Carol M. Ward; Jeanette S. Madson; Philip G. Hasbrouck; Unknown Heirs, Devisees and/or Successors in Interest of Ann Marie Hasbrouck; Unknown Heirs, Devisees and/or Successors in Interest of Erik P. Hasbrouck; State of Oregon; United States of America; Gemini Capital Group, LLC; Parties in Possession, Defendants.

On August 19, 2021, 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 cancellation 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