



**OFFICE OF THE SHERIFF**

**Curtis L. Landers**

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[www.co.lincoln.or.us/sheriff](http://www.co.lincoln.or.us/sheriff)

State of Oregon        )  
                                  )  
County of Lincoln     )

Court Case# P0707042

Sheriff's Case# 22-0833

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

On the 13<sup>th</sup> day of October, 2022, at the hour of 10:00 a.m., p.m. at the Lincoln County Courthouse, 225 W Olive St. 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 in real property which Walter F. Brown had on January 5, 2015, the date of the foreclosed Deed of Trust, and also all of the interest which Walter F. Brown had thereafter, in the following described real property:

Parcels 3, 4, and 5, as described in the deed from the Walter F. Brown Trust to Lincoln County, a political subdivision of the State of Oregon, recorded on August 15, 2007 as document number 200711733. Being more particularly described as:

PARCEL 3: Lot 8 and the east half of Lot 7 in Section 1, T 9 S, R 11 W, W.M. in Lincoln County, Oregon.

PARCEL 4: That part of Section 1, T 9 S, R 11 W, W.M. in Lincoln County, Oregon, described as follows:

Beginning at the southwest corner of Royal Chetee's allotment in Section 1, T 9 S, R 11 W, W.M. in Lincoln County, Oregon, said point being the southwest corner of the NE 'A of the SW IA of said Section 1; thence east 58 rods to the true point of beginning of the tract herein described; thence east 73 rods to the Siletz River; thence north 25° west 20 rods; thence north 11° west 22 rods; thence south 55 degrees west 68 rods to the true point of beginning.

PARCEL 5: Lots 1 and 2 of Section 12, T 9 S, R 11 W, W.M. in Lincoln County, Oregon.

TOGETHER with the following two easements for ingress and egress:

1. An easement described in that certain instrument dated October 6, 1989, from FRANK A. STROME, BETTY J. STROME and DONALD L. SHEPARD, to WALTER FREDERICK BROWN and BARBARA STAHMANN BROWN, recorded October 23, 1989, in Book 210, page 0355, Official Records of Lincoln County; Oregon; and
2. An easement described in that certain instrument dated September 15, 1989, from BOISE CASCADE CORPORATION, a Delaware corporation, to WALTER F. BROWN and BARBARA S. BROWN, recorded September 28, 1989, in Book 209, page 0451, Official Records of Lincoln County, Oregon.

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof, recorded November 29, 1965, in Book 262, page 4, in favor of Northwest Natural Gas Company.
2. Terms, provisions and conditions, including but not limited to maintenance provisions contained in easement dated September 15, 1989, and recorded September 28, 1989, in Book 209, page 0451.
3. Terms, provisions and conditions, including but not limited to maintenance provisions contained in easement dated October 6, 1989, and recorded October 23, 1989, in Book 210, page 0355.

Commonly known as, Tax Lots #09-11-01-00-1100-00 & #09-11-12-00-00200-00

Said sale is made pursuant to a Writ of Execution dated the 8th day of August, 2022, issued out of the Circuit Court of the State of Oregon for the County of Clackamas to me directed in the case of IN THE MATTER OF THE CONSERVATORSHIP OF WALTER F. BROWN, A PROTECTED PERSON.

On September 7<sup>th</sup>, 2022, 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/\_\_\_\_\_  
Shelby Baker, Deputy