



CURRY COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

SHERIFF JOHN WARD

State of Oregon) Court Case# 16CV07186
)
County of Curry)

(Real Property)

On November 2, 2017, at the hour of 11:00 o' clock a.m. at the Curry County Courthouse, front steps, 29821 Ellensburg Ave., Gold Beach, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Curry County Sheriff's Office, subject to redemption, all of the interest which defendants had on January 10, 2012 and also the interest that the Defendant had thereafter, in the following described real property:

LEGAL DESCRIPTION: Real property in the County of Curry, State of Oregon, described as follows:

PARCEL 1

Lot 37, WILDERNESS RETREAT SUBDIVISION, Curry County, Oregon. TOGETHER WITH an easement for an undivided 1/47th interest in the water right serving the Wilderness Retreat Subdivision and a non-exclusive easement for the conveyance of said water, appurtenant to the herein described property, created or transferred by instrument recorded November 03, 1995, as Instrument No. 95-05094, Official Records of Curry County, Oregon.

PARCEL 2

Lot 38, WILDERNESS RETREAT SUBDIVISION, Curry County, Oregon. TOGETHER WITH an easement for an undivided 1/47th interest in the water right serving the Wilderness Retreat Subdivision and a non-exclusive easement for the conveyance of said water, appurtenant to the herein described property, created or transferred by instrument recorded November 03, 1995, as Instrument No. 95-05094, Official Records of Curry County, Oregon.

PARCEL 3

Lot 39, WILDERNESS RETREAT SUBDIVISION, Curry County, Oregon.



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TOGETHER WITH an easement for an undivided 1/47th interest in the water right serving the Wilderness Retreat Subdivision and a non-exclusive easement for the conveyance of said water, appurtenant to the herein described property, created or transferred by instrument recorded November 03, 1995, as Instrument No. 95-05094, Official Records of Curry County, Oregon.

The property is commonly known as: Lot 37, Lot 38, and Lot 39 North Bank Chetco River Road
Brookings, OR 97415

Said sale is made pursuant to a Writ of Execution Foreclosure dated September 20, 2017, issued out of the Circuit Court of the State of Oregon for the County of Curry where DENNIS J. BARBEE and GERALDINE M. BARBEE, Husband and Wife, And THEODORE STEPHEN HURWOOD, An Individual is plaintiff, and JERIMIAH C. BATEMAN, an Individual and BRIE SYPOLT, an Individual, STATE OF OREGON through DEPT OF JUSTICE STATE OF OREGON CHILD SUPPORT DIVISION, WESTERN MERCANTILE, INC., STATE OF OREGON DEPARTMENT OF REVENUE, ALLCARE c/o SUBROGATION SERVICES, INC., DAPHNE L. JONES SCALETTI, and Individual is defendant.

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.



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Conditions of Sale: All potential bidders are subject to inspection of funds prior to or during participation in 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 Curry County Sheriff 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 owing on the writ, creditor's written bid amount, the current date & time scheduled for the sale, and the final sale price by using the following link searching by the Number or the Court Case Number:

www.oregonsheriff's.com/sales.htm

John Ward, SHERIFF
Curry County, Oregon

By _____
Deputy Allen-Steineke