



CURRY COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

SHERIFF JOHN WARD

State of Oregon) Court Case# 16CV40551
)
County of Curry)

(Real Property)

On November 30, 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 June 16, 2007 and also the interest that the Defendant had thereafter, in the following described real property:

That portion of Lot One (1) in Block Two (2), COASTVIEW SUBDIVISION, in the City of Brookings, Curry County, Oregon, as per plat of Coastview Subdivision as approved October 6, 1948 and filed in Book 1, Page 14 of the Official Records of Town Plats of Curry County, Oregon, said portion being described as follows:

Begging at the Northwest corner of said Lot 1 in Block 2;
Thence East 60.0 feet;
Thence South 140.0 feet;
Thence West 60.0 feet to the Southwest corner of said Lot 1;
Thence North 140.0 feet to the point of beginning.

The property is commonly known as: 303 Birch Street
Brookings, OR 97415

Said sale is made pursuant to a Writ of Execution Foreclosure dated September 13, 2017, issued out of the Circuit Court of the State of Oregon for the County of Curry where BANK OF AMERICA, N.A. is plaintiff, and CHERYL MARTIN AKA CHERYL ELIZABETH MARTIN AKA CHERI E. DOUGHERTY AKA CHERYL E. DOUGHERTY AKA CHERI E. MARTIN AKA CHERI E. ZWIERLEIN AKA CHERYL E. ZWIERLEIN; CITIBANK SOUTH DAKOTA NA; WESTERN MERCANTILE AGENCY, INCORPORATED; OCCUPANTS OF THE PROPERTY is defendant.



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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 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