



**CURRY COUNTY SHERIFF'S OFFICE**  
"Conservators of the Peace"  
**SHERIFF JOHN WARD**

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State of Oregon ) Court Case# 16CV31407  
 )  
County of Curry )

**(Real Property)**

On January 24, 2018, 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 May 6, 2004 and also the interest that the Defendant had thereafter, in the following described real property:

*A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY (20), TOWNSHIP THIRTY-TWO (32) SOUTH, RANGE FIFTEEN (15) WEST, WILLAMETTE MERIDIAN, CURRY COUNTY, OREGON, DESCRIBED AS FOLLOWS:*

*BEGINNING AT THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN DV: 57 PAGE: 406, CURRY COUNTY, OREGON, RECORDS OF DEEDS;*

*THENCE WEST 211 FEET, MORE OR LESS, TO THE EAST LINE OF THAT CERTAIN PROPERTY CONVEYED TO MERLE AND ALICE SMITH, BY DEED DATED AUGUST 6, 1969 BR: 11 PAGE: 877-878, BOOK OF RECORDS, CURRY COUNTY;*

*THENCE SOUTH 150 FEET, MORE OR LESS, ALONG THE SAID EAST LINE OF SAID SMITH PROPERTY TO THE SOUTHEAST CORNER THEREOF;*

*THENCE EAST TO THE RIGHT-OF-WAY OF U.S. HIGHWAY 101;*

*THENCE NORTHERLY ALONG SAID HIGHWAY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.*

*EXCEPTING THAT PORTION CONVEYED TO THE STATE OF OREGON BY DEED RECORDED DECEMBER 29, 1970 BR: 17 PAGE: 861.*

The property is commonly known as: 43218 Highway 101 North  
Port Orford, OR 97465 ("Subject Property")

Said sale is made pursuant to a Writ of Execution Foreclosure dated November 16, 2017, issued out of the Circuit Court of the State of Oregon for the County of Curry where NATIONSTAR MORTGAGE LLC is plaintiff, and THE ESTATE OF MARK J. FELDHAUS; THE UNKNOWN HEIRS, ASSIGNS, AND DEVISEES OF MARK J. FELDHAUS; CITIBANK, F.S.B.; OREGON AFFORDABLE HOUSING



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ASSISTANCE CORP.; WESTERN MERCANTILE AGENCY; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 43218 HWY 101 NORTH, PORT ORFORD, OR 97465 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.

**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](http://www.oregonsheriff's.com/sales.htm)*

John Ward, SHERIFF  
Curry County, Oregon

By \_\_\_\_\_  
Deputy Allen-Steineke