



CURRY COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

SHERIFF JOHN WARD

State of Oregon) Court Case# 16CV30982
)
County of Curry)

(Real Property)

On March 13, 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 29, 2013 and also the interest that the Defendant had thereafter, in the following described real property:

Unit Seventy-nine (79), HARRIS BEACH, P.C. PHASE II, City of Brookings, County of Curry, State of Oregon.

EXCEPT the Easterly one foot of Unit #79, Harris Beach Planned Unit Development, Phase 2, located in the Northeast Quarter (NE¼) of Section Thirty-six (36), Township Forty (40) South, Range Fourteen (14) West, Willamette Meridian, Curry County, Oregon, more particularly described as follows:

Beginning at Corner #2, the Southeast Corner of Unit #79;

Thence North 29° 56' West 71.77 feet to Corner #3, the Northeast Corner of said Unit;

Thence South 84° 41' 30" West 1.0 feet;

Thence South 29° 54' 30" East 71.83 feet;

Thence North 81° 10' East 1.0 feet to the point of beginning

The property is commonly known as: 1464 Glenwood Dr.
Brookings, OR 97415

Said sale is made pursuant to a Writ of Execution real Property dated November 22, 2017, issued out of the Circuit Court of the State of Oregon for the County of Curry where FIDELITY BANK is plaintiff, and THOMAS J SHEETS, an individual; RUTH SHEETS, an individual; WESTERN MERCANTILE AGENCY, INC., a corporation;



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and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to the Property 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

John Ward, SHERIFF
Curry County, Oregon

By _____
Deputy Aranda