



**CURRY COUNTY SHERIFF'S OFFICE**

"Conservators of the Peace"

**SHERIFF JOHN WARD**

State of Oregon	)	Court Case# 16CV41242
	)	
County of Curry	)	

**(Real Property)**

On March 15, 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 March 28, 2007 and also the interest that the Defendant had thereafter, in the following described real property:

**A parcel of land situated in the South Half (S1/2) of the Northwest Quarter (NW 1/4) of Section Twelve (12), Township Forty (40) South, Range Fourteen (14) West, Willamette Meridian, Curry County, Oregon, described as follows:**

**Beginning at a point 436.74 feet North and 2461.79 feet East of the West Quarter Corner of Section 12, said point being on the West right of way of Old U.S. 101, referred to as the Carpenterville Highway;**

**Thence following the meander line of a draw in a Southwesterly direction, more particularly described as follows: South 69° 10' 59" West a distance of 128.70 feet;**

**Thence South 55° 31' 35" West a distance of 120.45 feet;**

**Thence South 9° 31' 35" West a distance of 92.13 feet;**

**Thence South 66° 43' 29" West a distance of 108.74 feet;**

**Thence South 28° 01' 29" West a distance of 128.02 feet;**

**Thence South 38° 07' 29" West a distance of 121.72 feet to the intersection of the East-West centerline of Section 12;**

**thence following the East-West centerline of said Section 12, North 89° 20' 47" East a distance of 608.40 feet to the West right of way of Old U.S. 101, referred to as the Carpenterville Highway;**

**Thence following the West right of way of the above mentioned Carpenterville Highway in a Northwesterly direction, following the arc of a 20° curve right, the long chord of which bears North 15° 26' 59" West a distance of 245.21 feet to the point of a reversing curve;**

**Thence following the arc of an 18° curve left, the long chord of which bears North 18° 54' 06" West a distance of 225.37 feet to the Point of Beginning.**

**SAVE and EXCEPT that parcel conveyed to Robert B. Jensen, et ux, by instrument recorded February 7, 1980 BR: 75 Page: 572.**

**SAVE and EXCEPT any portion lying within the boundaries of the Old Oregon Coast Highway.**

The property is commonly known as: 19208 Carpenterville Rd.

Brookings, OR 97415



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Said sale is made pursuant to a Writ of Execution Foreclosure dated December 4, 2017, issued out of the Circuit Court of the State of Oregon for the County of Curry where JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is plaintiff, and DON D. CARR AKA DON DURWARD CARR; KAREN DELUCCA CARR AKA KAREN DENISE DE LUCCA AKA KAREN DENISE CARR; CAPITAL ONE BANK N.A.; OCCUPANTS OF 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](http://www.oregonsheriff's.com/sales.htm)

John Ward, SHERIFF  
Curry County, Oregon

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