



# CURRY COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

## SHERIFF JOHN WARD

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State of Oregon ) Court Case# 17CV03645  
 )  
County of Curry )

### (Real Property)

On May 1, 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 July 26, 2013 and also the interest that the Defendant had thereafter, in the following described real property:

#### PARCEL I:

THAT CERTAIN TRACT OF LAND LYING IN GOVERNMENT LOT ONE (1), SECTION ONE (1), TOWNSHIP THIRTY-SEVEN (37) SOUTH, RANGE FIFTEEN (15) WEST, WILLAMETTE MERIDIAN, CITY OF GOLD BEACH, CURRY COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE DRIVEN AT A POINT 565.9 FEET SOUTH AND 528.6 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION ONE (1); THENCE NORTH 80.0 FEET TO AN IRON PIPE; THENCE EAST 90.0 FEET TO AN IRON PIPE; THENCE SOUTH 80.0 FEET TO AN IRON PIPE;

THENCE WEST 90.0 FEET TO THE POINT OF BEGINNING.

#### PARCEL II:

THAT PORTION OF SECTION ONE (1), TOWNSHIP THIRTY-SEVEN (37) SOUTH, RANGE FIFTEEN (15) WEST, WILLAMETTE MERIDIAN, CURRY COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE AT THE NORTHEAST CORNER OF TRACT DESCRIBED IN DEED RECORDED IN BR: 32 PAGE: 690, CURRY COUNTY BOOK OF RECORDS, SAID PIPE BEING 485.9 FEET SOUTH AND 438.6 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION ONE (1); THENCE EAST 20.0 FEET; THENCE SOUTH 80.0 FEET; THENCE WEST 20.0 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF ABOVE MENTIONED TRACT; THENCE NORTH 80.0 FEET TO THE POINT OF BEGINNING.

The property is commonly known as: 94235 7<sup>th</sup> ST  
GOLD BEACH, OR 97444 ("Subject Property")

Said sale is made pursuant to a Writ of Execution Foreclosure dated March 7, 2018, issued out of the Circuit Court of the State of Oregon for the County of Curry where



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SPECIALIZED LOAN SERVICING LLC is plaintiff, and DONALD ROBERT RUE; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 94235 7<sup>TH</sup> ST, GOLD BEACH, OR 97444 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