



CURRY COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

SHERIFF JOHN WARD

State of Oregon)	Court Case# 17CV35463
)	
County of Curry)	

(Real Property)

On June 19, 2018, at the hour of 11:00 o' clock a.m. at the Curry County Courthouse, front steps, 29821Ellensburg 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 2, 2009 and also the interest that the Defendant had thereafter, in the following described real property:

THAT CERTAIN TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTY-SIX (36), TOWNSHIP THIRTY-SIX (36) SOUTH, RANGE FIFTEEN (15) WEST, WILLAMETTE MERIDIAN, CITY OF GOLD BEACH, CURRY COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH BOUNDARY OF STRAHAN STREET AND THE WEST BOUNDARY OF PACIFIC STREET, NOT KNOWN AS SHORE PINE LANE, IN THE CITY OF GOLD BEACH; THENCE FOLLOWING THE WEST BOUNDARY OF SHORE PINE LANE NORTH 2° 26' WEST 100 FEET TO THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT;

THENCE NORTH 2° 26' WEST 60.0 FEET;

THENCE PARALLEL WITH THE NORTH BOUNDARY OF STRAHAN STREET, NORTH 89° 33' WEST 100.0 FEET;

THENCE SOUTH 2° 26' EAST 60.0 FEET;

THENCE SOUTH 89° 33' EAST 100.0 FEET, TO THE TRUE POINT OF BEGINNING.

The property is commonly known as:29760 Shorepine Lane
Gold Beach, OR 97444

Said sale is made pursuant to a Writ of Execution Foreclosure dated March 226, 2018, issued out of the Circuit Court of the State of Oregon for the County of Curry where LIVE WELL FINANCIAL, INC. is plaintiff, and THE UNKNOWN HEIRS AND



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DEWISEES OF VIRGINIA BROWN AKA VIRGINIA MARGUERITE BROWN;
UNITED STATES OF AMERICA; STATE OF OREGON; GINA MCDONALD;
DEBBIE SAVAGE; 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

John Ward, SHERIFF
Curry County, Oregon

By _____
Deputy Allen-Steineke