



CURRY COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

SHERIFF JOHN WARD

State of Oregon) Court Case# 17CV36334
)
County of Curry)

(Real Property)

On February 26, 2019, 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 January 6, 2012 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 the Northwest Quarter (NW ¼) of Section Thirty-one (31), Township Thirty-five (35) South, Range Fourteen (14) West, Willamette Meridian, Curry County, Oregon, described as follows:

Beginning at a point on the East right of way boundary of the relocated Oregon Coast Highway 100 feet at right angles to the centerline at Engineers Station 1053+50, said point is also 1009.0 feet North and 696.5 feet West from the Southeast Corner of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section 31;

Thence following said right of way boundary North 87° 03' 00" East 150.0 feet;

Thence South 73° 10' 36" East 69.93 feet to an iron pipe;

Thence South 56° 27' 17" East 81.18 feet along the Westerly right-of-way line of Hillside Acres Road;

Thence South 30° 40' 14" West 134.37 feet to an iron pipe marking an angel point on the North boundary of that tract described in BR: 2 Page 936, Curry County, book of records;

Thence North 0° 02' 04" East 50.04 feet along said boundary to an iron pipe;

Thence South 89° 53' 37" West 220.77 feet to an iron pipe on the Easterly Oregon Coast Highway right-of-way;

Thence North 0° 39' 25" West 31.39 feet along said right-of-way to an iron pipe;

Thence North 2° 32' 00" West 99 feet along said right-of-way to the point of beginning.

The property is commonly known as: 33050 Hillside Acres Road
Gold Beach, OR 97444 ("Property")

Said sale is made pursuant to a Writ of Execution Foreclosure dated June 25, 2018, issued out of the Circuit Court of the State of Oregon for the County of Curry where NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is plaintiff, and DONALD C CARTER, an individual; and all other persons, parties, or



CURRY COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

SHERIFF JOHN WARD

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 Allen-Steineke