



**CURRY COUNTY SHERIFF'S OFFICE**  
"Conservators of the Peace"  
**SHERIFF JOHN WARD**

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State of Oregon ) Court Case# 18CV00619  
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County of Curry )

**(Real Property)**

On February 12, 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 November 18, 2003 and also the interest that the Defendant had thereafter, in the following described real property:

Real property in the County of Curry, State of Oregon, described as follows:

Lot 75, ROGUE SHORES SUBDIVISION, Curry County, Oregon.

EXCEPT that portion of said Lot 75 included within the following described lines:

COMMENCING at a 1/4" iron pipe at the Northwest corner of said Lot 75; thence along the North line of said Lot 75, North 85°46'00" East 71.11 feet to the true point of beginning; thence South 45°13'49" East 10.83 feet to a 5/8" iron rebar with yellow plastic cap stamped "Stuntzner Eng"; thence North 89°46'11" East 37.27 feet to the West right of way line of Old Coast Road #555 per Final Order #9068 recorded in Court Book 76, Page 21-26; thence North 01°47'13" East 10.84 feet, more or less to the North line of said Lot 75; thence along the North line of said Lot 75, South 85°46'00" West 45.42 feet to the true point of beginning.

ALSO EXCEPT that portion of said Lot 75 included within the following described lines:

BEGINNING at the Southwest corner of said Lot 75; thence along the South boundary of said Lot, North 86°03' East 84.0 feet; thence South 88°44' West 31.07 feet to a point 0.1 feet South of the corner of a concrete garage wall; thence parallel with said garage wall South 87°33' West 52.62 feet to the West line of Lot 75; thence South 03°05' West 2.85 feet to the point of beginning.

TOGETHER WITH that portion of said Lot 74 included within the following described lines:

BEGINNING at a 1/2" iron pipe at the Southwest corner of said Lot 74; thence along the South line of said Lot 74, North 85°46'00" East 71.11 feet; thence North 45°13'49" West 4.30 feet to a 5/8" iron rebar with yellow plastic cap stamped "Stuntzner Eng"; thence South 89°46'11" West 67.84 feet to a 5/8" iron rebar with yellow plastic cap stamped "Stuntzner Eng"; thence South 00°11'17" West 8.00 feet to the point of beginning.

ALSO TOGETHER WITH that portion of Lot 76 of said Subdivision included within the following described lines:

COMMENCING at the Northwest corner of Lot 76; thence along the North line of said Lot 76, North 86°03' East 84.90 feet to the true point of beginning; thence continuing North 86°03' East 33.06 feet to the right of way of County Road #555; thence along said right of way South 03°25' West 1.55 feet; thence South 88°44' West 32.90 feet to the true point of beginning.



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The property is commonly known as: 30596 Old Coast Road  
Gold Beach, OR 97444

Said sale is made pursuant to a Writ of Execution Foreclosure dated September 13, 2018, issued out of the Circuit Court of the State of Oregon for the County of Curry where WILMINGTON TRUST COMPANY, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A. AS TRUSTEE TO STRUCTURED ASSET SECURITIES CORPORATION, SERIES 2005-1 is plaintiff, and RUTH KAY PAOLI, INDIVIDUALLY, AND AS CO-TRUSTEE OF THE MICHAEL D. PAOLI AND RUTH KAY PAOLI TRUST DATED JUNE 21, 2007; UNKNOWN SUCCESSOR TRUSTEE OF THE MICHAEL D. PAOLI AND RUTH KAY PAOLI TRUST DATED JUNE 21, 2007; UNKNOWN BENEFICIARIES OF THE MICHAEL D. PAOLI AND RUTH KAY PAOLI TRUST DATED JUNE 21, 2007; PARTIES IN POSSESSION 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