



# CURRY COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

## SHERIFF JOHN WARD

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State of Oregon ) Court Case# 18CV29285  
 )  
County of Curry )

### (Real Property)

On March 13, 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 December 7, 2017 and also the interest that the Defendant had thereafter, in the following described real property:

**Tract A:**

Parcel Two (2), BUENA VISTA PARTITION 3, Plat No. 2004-08, recorded May 12, 2004 as Instrument No. 2004-2965, Official Records, Curry County, Oregon.

**Tract B:**

That portion of Parcel Two (2), RINGER PARTITION Plat No. 1995-32 recorded September 28, 1995 as Instrument No. 1995-4485, Official Records, Curry County, Oregon, lying in the Northwest Quarter (NW ¼) of Section Eighteen (18), Township Thirty-seven (37) South, Range Fourteen (14) West, Willamette Meridian, Curry County, Oregon.

**Tract C:**

All that portion of the following described property lying in Government Lot Three (3), Section Eighteen (18), Township Thirty-seven (37) South, Range Fourteen (14) West, Willamette Meridian, Curry County, Oregon, to-wit: Beginning on the West line of Section Eighteen (18), Township Thirty-seven (37) south, Range Fourteen (14) West, Willamette Meridian, Curry County, Oregon, 666.0 feet North from the Southwest corner thereof;

Thence South 89° 37' 20" East 815.8 feet;

Thence North 00° 46' 40" West 832.4 feet to an iron pipe;

Thence North 46° 53' East 197.0 feet to Point "A";

Thence North 11° 38' East 186.8 feet to an iron pipe, Point "B", and the boundary line of the Evans Products company;

Thence along said boundary line which is described as being South 67° 43' 10" West 1077.14 feet to an iron pipe located on the West boundary line of said Section Eighteen (18);

Thence South 00° 46' 40" East 714.62 feet along said West boundary line of said Section Eighteen (18) to the Point of Beginning.



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Excepting therefrom that certain tract of land lying in Government Lot Four (4), Section Eighteen (18), Township thirty-seven (37) South, Range Fourteen (14) West, Willamette Meridian, Curry County, Oregon, described as follows:

Beginning at a point 674.28 feet North and 250.28 feet East of the Southwest corner of said Section Eighteen (18);

Thence South  $3^{\circ} 51'$  West 14.77 feet;

Thence North  $88^{\circ} 48'$  West 257.63 feet to an iron pipe driven on the West boundary of said Section Eighteen (18) (This bearing sometimes called North  $89^{\circ} 37' 20''$  West.);

Thence following the West boundary of said Section Eighteen (18), North  $0^{\circ} 43'$  West 682.53 feet to the Northwest corner of said Government Lot Four (4) (Marked by an Iron bar.);

Thence following the North boundary of said Government Lot Four (4), South  $88^{\circ} 01'$  East 311.93 feet;

Thence South  $3^{\circ} 51'$  West 663.85 feet to the point of beginning.

Also excepting therefrom all that portion lying in Government Lot Four (4), Section Eighteen (18), Township Thirty-seven (37) South, Range Fourteen (14) West, Willamette Meridian, Curry County, Oregon

### **Tract D:**

That portion of Parcel Two (2) of RINGER PARTITION Plat No. 1995-32, recorded September 28, 1995 as Instrument No. 1995-04485, Official Records, Curry County, Oregon, lying East of the Hunter Creek County Road right of way.

### **Tract E:**

Parcels One (1), Two (2) and Three (3), RINGER PARTITION REPLAT of Partition #95-32, partition Plat No. 2006-32, recorded July 27, 2006 as Instrument No. 2006-4016, Official Records, Curry County, Oregon.

The property is commonly known as: 28450 Highway 101  
Gold Beach, OR 97444

Said sale is made pursuant to a Writ of Execution Foreclosure dated December 18, 2018, issued out of the Circuit Court of the State of Oregon for the County of Curry where JENNIFER ZEUTSCHEL, an individual; DAVID HARRIS, an individual; MICHAEL WILLIAMS, an individual; BRIAN McNAMEE, an individual; and CHRISTOPHER HOLM, an individual is plaintiff, and DANA LEWIS as Trustee of the WEST COAST RESOURCES, REIT, a Florida land trust; and DANA LEWIS, an individual is defendant.



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### **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