



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

State of Oregon) Court Case# 18CV45801
)
County of Curry)

(Real Property)

On June 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 January 15, 2009 and also the interest that the Defendant had thereafter, in the following described real property:

Parcel One (1), VASQUEZ-VARELA PARTITION PLAT NO. 2004-3, recorded March 31, 2004 Inst. #2004 1969, City of Port Orford, County of Curry, and State of Oregon.

APN: R35344.

The property is commonly known as: 350 Madrona Street
Port Orford, OR 97465

Said sale is made pursuant to a Writ of Execution Foreclosure dated March 19, 2019, 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 ALL UNKNOWN HEIRS AND DEVISEES OF SONIA G. VASQUEZ-VARELA DAWSON, a deceased individual; Ben Carson solely in his capacity as Secretary for UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; and ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 350 MADRONA STREET, PORT ORFORD, OR 97465 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

John Ward, SHERIFF
Curry County, Oregon

By _____
Deputy Allen-Steineke