



CURRY COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

SHERIFF JOHN WARD

State of Oregon) Court Case# 19CV50418
)
County of Curry)

(Real Property)

On October 27, 2021, 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 14, 2007 and also the interest that the Defendant had thereafter, in the following described real property:

PARCEL 2 OF PARTITION PLAT NO. 1991-09 (WINBORNE MINOR PARTITION) RECORDED FEBRUARY 13, 1991 AS INSTRUMENT NO. 91-0814, OFFICIAL RECORDS, CURRY COUNTY, OREGON.

ALSO THAT PORTION OF PARCEL 1 OF SAID PARTITION PLAT NO. 1991-09 DESCRIBED AS FOLLOWS: A PARCEL OF LAND LYING WITHIN THE JAMES W. TAGGART DONATION LAND CLAIM NO. 40, SECTION 9, TOWNSHIP 41 SOUTH, RANGE 13 WEST, WILLAMETTE MERIDIAN, CURRY COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 1991-09, FILED FEBRUARY 13, 1991, RECORDED FEBRUARY 13, 1991 AS INSTRUMENT NO. 91-0814, OFFICIAL RECORDS, CURRY COUNTY, OREGON, SAID POINT BEING NORTH 55°40'37" WEST 3323.46 FEET FROM THE SOUTHEAST CORNER OF SAID DLC NO.40; THENCE NORTH 89°56'59" WEST 124.85 FEET; THENCE NORTH 67.18 FEET; THENCE SOUTH 89°56'59" EAST 124.85 FEET; THENCE SOUTH 67.18 FEET TO THE POINT OF BEGINNING.

The property is commonly known as: 97904 W Benham Lane
Brookings, OR 97415



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Said sale is made pursuant to a Writ of Execution Foreclosure dated May 18, 2021, issued out of the Circuit Court of the State of Oregon for the County of Curry where NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is plaintiff, and BONITA R TRIPLETT, JULIE RAITER; NANCY C HILLIARD, DISCOVER BANK, RAY KLEIN INC., CURRY COUNTY, 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