



CURRY COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

SHERIFF JOHN WARD

State of Oregon) Court Case# 20CV00679
)
County of Curry)

(Real Property)

On December 7, 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 June 24, 2009 and also the interest that the Defendant had thereafter, in the following described real property:

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 35 SOUTH, RANGE 14 WEST, WILLAMETTE MERIDIAN, CURRY COUNTY, OREGON AS SHOWN ON A MAP FOR SHERMAN BY H.J. NEWHOUSE DATED JANUARY 1991 AND BEING THE SURVEYED PARCEL OF LAND DEEDED AND RECORDED IN MISCELLANEOUS DEEDS VOLUME 7, PAGE 704, DESCRIBED AS FOLLOWS: COMMENCING AT A 1½ INCH IRON ROD MARKING THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN VOLUME 23, PAGE 540, CURRY COUNTY BOOK OF RECORDS (SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE FOLLOWING THE SOUTH BOUNDARY OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTH 85°13'39" WEST 593.91 FEET TO A 5/8 INCH IRON ROD SET AT ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE RELOCATED OREGON COAST HIGHWAY 101 AS SURVEYED TO BY S.O. NEWHOUSE 1955; THENCE LEAVING SAID SOUTH BOUNDARY AND FOLLOWING SAID RIGHT-OF-WAY LINE NORTH 09°57'58" WEST 91.92 FEET; THENCE NORTH 04°40'27" WEST 135.85 FEET TO A 5/8 INCH IRON ROD SET AT ITS INTERSECTION WITH THE NORTH BOUNDARY OF A 50 FOOT WIDE ROADWAY EASEMENT DESCRIBED IN VOLUME 38, PAGE 631, CURRY COUNTY BOOK OF RECORDS AND THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE LEAVING THE HIGHWAY RIGHT-OF-WAY LINE AND FOLLOWING SAID EASEMENT BOUNDARY LINE NORTH 83°56'19" EAST 211.04 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID EASEMENT LINE NORTH 03°12'29" EAST 91.32 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 55°28'00" WEST 287.02 FEET TO A 5/8 INCH IRON ROD SET ON THE AFOREMENTIONED SURVEYED RIGHT-OF-WAY OF THE RELOCATED OREGON COAST HIGHWAY 101; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE SOUTH 04°26'39" WEST 277.0 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION A 50.0 FOOT WIDE ROADWAY DESCRIBED IN VOLUME 38, PAGE 631, CURRY COUNTY BOOK OF RECORDS, AS DISCLOSED BY INSTRUMENT RECORDED FEBRUARY 28, 1994 AS INSTRUMENT NO. 94-1291, OFFICIAL RECORDS, CURRY COUNTY, OREGON

The property is commonly known as: 94667 HARDTACK ROAD
GOLD BEACH, OREGON 97444 ("Subject Property")



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Said sale is made pursuant to a Writ of Execution Foreclosure dated May 10, 2021, issued out of the Circuit Court of the State of Oregon for the County of Curry where BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is plaintiff, and THE ESTATE OF NANCY C. SCHNIDER; UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF NANCY C. SCHNIDER; CRISTINA M. SCHNIDER aka CRISTINA M. PATTON; MARK SCHNIDER; ANN CECILIA STILL aka ANN SCHNIDER LAYCOCK; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 94667 HARDTACK ROAD, GOLD BEACH, OREGON 97444 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