



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

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State of Oregon ) Court Case# 20CV09573  
 )  
County of Curry )

**(Real Property)**

On December 28, 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 November 15, 2016 and also the interest that the Defendant had thereafter, in the following described real property:

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER (SW ¼) OF SECTION NINE (9), TOWNSHIP FORTY-ONE (41) SOUTH, RANGE THIRTEEN (13) WEST, WILLAMETTE MERIDIAN, CURRY COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A CONCRETE MONUMENT THAT BEARS NORTH 62° 11' EAST 2065.14 FEET FROM THE MEANDER CORNER BETWEEN SECTIONS EIGHT (8) AND SECTION NINE (9);  
THENCE SOUTH 29.33 FEET AND EAST 29.8 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 66.85 FEET;  
THENCE EAST 106.25 FEET;  
THENCE SOUTH 66.85 FEET;  
THENCE WEST 106.25 FEET TO THE TRUE POINT OF BEGINNING.  
EXCEPT THEREFROM THE WESTERLY 10.00 FEET FOR COUNTY ROAD (OLSEN LANE)

The property is commonly known as: 98103 OLSEN LN  
BROOKINGS, OR 97415 ("Subject Property")

Said sale is made pursuant to a Writ of Execution Foreclosure dated June 11, 2021, issued out of the Circuit Court of the State of Oregon for the County of Curry where PHH MORTGAGE CORPORATION is plaintiff, and THE ESTATE OF JANE A. CUVREAU; UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF JANE A. CUVREAU; MARY ELLEN FOX; SHARON FOX; KATHY FOX; FRANCES FOX; CINDY FOX; ROBERT LEE FOX; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN,



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OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 98103 OLSEN LN.,  
BROOKINGS, OR 97415 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