



# CURRY COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

## SHERIFF JOHN WARD

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State of Oregon ) Court Case# 08CV0322  
 )  
County of Curry )

### (Real Property)

On May 30, 2024, 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 July 18, 2008 and also the interest that the Defendant had thereafter, in the following described real property:

That certain tract of land lying in Lot Seven (7), Section Two (2), Township ThirtySix (36) South, Range Fourteen (14) West, Willamette Meridian, Curry County, Oregon, described as follows:

Beginning at an iron pipe driven at a point 378.8 feet North and 276.9 feet West of the Southeast Corner of said Section Two (2); Thence North 43° 18' East, 108.4 feet to an iron pipe; Thence South 83° 46' East, 172.6 feet to an iron pipe; Thence South 13° 55' West, 117.4 feet to an iron pipe; Thence North 76° 05' West, 224.0 feet to the Point of Beginning.

The property is commonly known as: 97025 Bluebird Lane  
Gold Beach, OR 97444

Said sale is made pursuant to a Writ of Execution Foreclosure dated February 27, 2023, issued out of the Circuit Court of the State of Oregon for the County of Curry where WESTERN MERCANTILE AGENCY, INC., an Oregon corporation is plaintiff, and HAROLD RAY HELTON and TERRI YVONNE HELTON 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