



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

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State of Oregon ) Court Case# 23CV11161  
 )  
County of Curry )

**(Real Property)**

On June 20, 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 August 27, 2009 and also the interest that the Defendant had thereafter, in the following described real property:

Beginning at a point which is North 1127.3 feet and East 1919.9 feet from the Southwest corner of said Section 32; and point being on the centerline of a 50 foot wide easement roadway;

thence South 86° 13' East 25 feet to a point in the centerline of a private roadway 20 feet in width;

thence following said roadway centerline North 43° 22' East 122.0 feet;

thence North 74° 30' East 89.0 feet;

thence leaving said roadway South 10° 24' East 213.5 feet;

thence North 86° 13' West 28.9 feet;

thence North 50.0 feet;

thence North 86° 13' West 209.6 feet;

thence North 6° 13' East 34.0 feet to the point of beginning

The property is commonly known as: 1032 Marina Heights Road  
Brookings, OR 97415

Said sale is made pursuant to a Writ of Execution Foreclosure dated December 8, 2023, issued out of the Circuit Court of the State of Oregon for the County of Curry where MORTGAGE ASSETS MANAGEMENT, LLC is plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF DAVID G. CHESTERMAN AKA DAVID



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CHESTERMAN; UNITED STATES OF AMERICA; 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](http://www.oregonsheriff's.com/sales.htm)*

John Ward, SHERIFF  
Curry County, Oregon

By \_\_\_\_\_  
Deputy Allen-Steineke