



Craig Zanni
SHERIFF

COOS COUNTY SHERIFF'S OFFICE

State of Oregon)
)
County of Coos)

Court Case# 15CV0837

**NOTICE OF SHERIFF'S SALE
(Real Property)**

On December 18th, 2017, at the hour of 10:00am, at the main entrance of the Coos County Courthouse, 250 N. Baxter; Coquille, Oregon 97423, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Coos County Sheriff's Office, subject to redemption, all of the right, title, claim and/or interest in the following described real property:

BEGINNING AT A POINT IN THE SE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 27 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, WHICH IS 50 FEET EAST OF THE WEST BOUNDARY OF THE PROPERTY CONVEYED TO MILTON E. NOSLER, ETUX IN BOOK 106, PAGE 115, DEED RECORDS OF COOS COUNTY, OREGON AND ON THE SOUTH BOUNDARY OF 10TH STREET; THENCE WEST ALONG 10TH STREET 50 FEET TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO GLEN E. GILBERT, ETUX IN BOOK 305, PAGE 631, DEED RECORDS OF COOS COUNTY, OREGON; THENCE SOUTH ALONG GILBERT'S EAST BOUNDARY 100 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO COQUILLE PLYWOOD IN BOOK 249, PAGE 473, DEED RECORDS OF COOS COUNTY, OREGON; THENCE SOUTH 64° EAST 53.20 FEET; THENCE EAST 2 FEET, MORE OR LESS, TO A POINT WHICH IS DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 120 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

The property is commonly known as: 1385 West 10th Street
 Coquille, OR 97423

Said sale is made pursuant to a Writ of Execution in Foreclosure dated November 13th, 2015, issued out of the Circuit Court of the State of Oregon for the County of Coos where NATIONSTAR MORTGAGE LLC is plaintiff, and RAYMOND P. LEWIS; PARTIES IN POSSESSION 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 Coos County Sheriff Office 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 at:

<http://oregonsheriffssales.org/>

Dated: __11/3/2017__

CRAIG ZANNI, SHERIFF
Coos County, Oregon

By 

- Deputy Hansen
- Danielle Amos, Civil Clerk