

## COOS COUNTY SHERIFF'S OFFICE

State of Oregon )	Court Case# 15CV0092
)	
County of Coos )	

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

On February 5<sup>th</sup>, 2018, at the hour of 10:00am, at the front door of the Coos County Sheriff's Office, 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:

LOTS 28, 29 AND 30, BLOCK 49, RAILROAD ADDITION TO MARSHFIELD, COOS COUNTY, OREGON

Tax Parcel Number: 6966900

The property is commonly known as:

1057 South 7<sup>th</sup> Street

Coos Bay, Oregon 97420

Said sale is made pursuant to a Writ of Execution in Foreclosure dated February 11<sup>th</sup>, 2016, issued out of the Circuit Court of the State of Oregon for the County of Coos where THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-SEA1 is plaintiff, and TERRY E. POLEGAY, AN INDIVIDUAL; RAY KLEIN, INC., DBA PROFESSIONAL CREDIT SERVICE, A WASHINGTON CORPORATION; AND JOHN DOE(S) AND JANE DOE(S), THE OCCUPANTS OF 1057 S. 7TH ST., COOS BAY, OREGON 97420 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:12/13/2017
CRAIG ZANNI, SHERIFF
Coos County, Oregon
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Dated.

12/15/2017