



**Craig Zanni**  
SHERIFF

**COOS COUNTY SHERIFF'S OFFICE**

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State of Oregon )  
 )  
County of Coos )

Court Case# 15CV26226

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

On January 22<sup>nd</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:

Attached Exhibit 1, having APN# 3447000

The property is commonly known as:          1129 Spruce Street  
   Myrtle Point, OR 97458

Said sale is made pursuant to a Writ of Execution in Foreclosure dated April 21<sup>st</sup>, 2016, issued out of the Circuit Court of the State of Oregon for the County of Coos where NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF DONALD C. JOHNSON; UNITED STATES OF AMERICA; STATE OF OREGON; DAVID JOHNSON; 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 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: 12/6/2017

CRAIG ZANNI, SHERIFF  
Coos County, Oregon

By 

- Deputy Hansen  
 Danielle Amos, Civil Clerk

# EXHIBIT "1"

Lots 4 and 5, Block 5, J.H. Roberts Addition to the Town of Myrtle Point, Coos County, Oregon.