



Craig Zanni  
SHERIFF

# COOS COUNTY SHERIFF'S OFFICE

State of Oregon     )  
                                  )  
County of Coos     )

Court Case# 15CV30386

## 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:

DESCRIBED IN THE DEED OF TRUST AS:

A PARCEL OF LAND LOCATED IN SECTION 29, TOWNSHIP 27 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON AND BEING A PORTION OF THAT PROPERTY DESCRIBED IN BOOK 154, PAGE 218, DEED RECORDS, COOS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 29, SAID POINT BEING SOUTH 0° 08' 44" EAST 283.62 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 0° 08' 44" EAST, ALONG SAID WEST SECTION LINE, 656.41 FEET TO AN IRON ROD DRIVEN IN THE GROUND; THENCE SOUTH 70° 56' 18" EAST APPROXIMATELY 651 FEET TO THE LOW WATER MARK OF THE COQUILLE RIVER; THENCE UPSTREAM ALONG SAID WATER LOW MARK APPROXIMATELY 138 FEET TO A POINT WHICH BEARS SOUTH 41° 27' EAST 1010 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 41° 27' WEST APPROXIMATELY 1010 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THAT LIES WITHIN THE COUNTY ROAD RIGHT OF WAY.

AND MORE ACCURATELY DESCRIBED AS:

A PARCEL OF LAND LOCATED IN SECTION 29, TOWNSHIP 27 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON AND BEING A PORTION OF THAT PROPERTY DESCRIBED IN BOOK 154, PAGE 218, DEED RECORDS, COOS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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EXCEPTING THEREFROM THAT PORTION THAT LIES WITHIN THE COUNTY ROAD RIGHT OF WAY.

The property is commonly known as:           91115 North Bank Lane  
Coquille, OR 97423

Said sale is made pursuant to a Writ of Execution in Foreclosure dated May 4<sup>th</sup>, 2016, issued out of the Circuit Court of the State of Oregon for the County of Coos where PHH MORTGAGE CORPORATION is plaintiff, and JUDITH L. HANDRAN; 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.

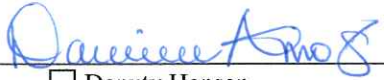
**Conditions of Sale: All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without proof of sufficient funds, or that have not qualified before the start of the auction; will not be allowed to participate. Only U.S. 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: 12/15/2017

CRAIG ZANNI, SHERIFF  
Coos County, Oregon

By 

- Deputy Hansen  
 Danielle Amos, Civil Clerk