



Craig Zanni
SHERIFF

COOS COUNTY SHERIFF'S OFFICE

State of Oregon)

Court Case# 14CV0755

County of Coos)
)

NOTICE OF SHERIFF'S SALE (Real Property)

On February 26th, 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/Parcel # 6526000

The property is commonly known as: 1339 N 8th Street
Coos Bay, OR 97420

Said sale is made pursuant to a Writ of Execution in Foreclosure dated September 19th, 2016, issued out of the Circuit Court of the State of Oregon for the County of Coos where GREEN TREE SERVICING LLC is plaintiff, and CINDY L. GARCIA AKA CINDY LOU BRALEY; AMERICAN GENERAL FINANCIAL SERVICES; OREGON FIRST COMMUNITY CREDIT UNION; 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: 1/12/2018

CRAIG ZANNI, SHERIFF
Coos County, Oregon

By 
 Deputy Hansen
 Danielle Amos, Civil Clerk

Lot 3, Block 1, TOWN OF FERNDALE, Coos County, Oregon, together with any portion of the vacated alley, which was vacated by Ordinance No. 2085, recorded March 9, 1961 in Book 283, Page 707, Deed Records of Coos County, Oregon, which would inure thereto by reason of the vacation thereof.

APN: 6526000