



Craig Zanni
SHERIFF

COOS COUNTY SHERIFF'S OFFICE

State of Oregon)
)
County of Coos)

Court Case# 15CV0781

NOTICE OF SHERIFF'S SALE (Real Property)

On February 14th, 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:

Exhibit 1, having APN# 4269600

The property is commonly known as: 66712 Robin Road
 North Bend, OR 97459

Said sale is made pursuant to a Writ of Execution in Foreclosure dated May 10th, 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 KATHERYN N. NIELSEN; THE UNKNOWN HEIRS AND DEVISEES OF FREDERICK L. NIELSEN; PATRICIA FARLEY; MERVYN E. GRAEF; WESTERN MERCANTILE AGENCY, INC.; UNITED STATES OF AMERICA; STATE OF OREGON; 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://oregonsheriffsales.org/>

Dated: 1/5/2018

CRAIG ZANNI, SHERIFF
Coos County, Oregon


By 
 Deputy Hansen
 Danielle Amos, Civil Clerk

EXHIBIT 1

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 25 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 24 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, ALL IN COOS COUNTY, OREGON, MORE SPECIFICALLY DESCRIBED AS (AND INCLUDING LOTS 12 THROUGH 21, INCLUSIVE, BLOCK 41, GLASGOW, COOS COUNTY, OREGON):

COMMENCING AT THE QUARTER CORNER TO SAID SECTIONS 35 AND 2, SAID POINT BEING A 1 1/2 INCH OUTSIDE DIAMETER IRON PIPE, NORTH 89° 24' 46" EAST FOR 325.72 FEET ALONG SAID SECTION LINE TO A 5/8 INCH IRON ROD AT THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 02' 04" WEST FOR 287.29 FEET ALONG THE WEST LINE OF LOTS 21 AND 12 TO THE CENTERLINE OF VACATED E AVENUE; THENCE SOUTH 88° 53' 05" EAST FOR 140.34 FEET ALONG THE CENTERLINE OF VACATED E AVENUE TO A 2 INCH IRON PIPE ON THE WEST LINE OF 14TH STREET AS VACATED; THENCE NORTH 0° 02' 04" EAST FOR 237.61 FEET ALONG THE WEST BOUNDARY OF 14TH STREET AS VACATED TO A 1 INCH IRON PIPE AT THE SOUTH LINE OF F AVENUE; THENCE NORTH 88° 53' 05" WEST FOR 15.00 FEET TO A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER TO LOT 17, BLOCK 41, PLAT OF GLASGOW; THENCE NORTH 0° 02' 04" EAST FOR 8.40 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 55° 26' 13" WEST FOR 180.93 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 57° 28' 07" WEST FOR 111.83 FEET; THENCE NORTH 89° 24' 46" EAST FOR 118.00 FEET ALONG LINE BETWEEN SECTIONS 2 AND 35 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY AND ALL MINERALS AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 2, 1942, IN BOOK 144, PAGE 415, DEED RECORDS OF COOS COUNTY, OREGON.