



Craig Zanni
SHERIFF

COOS COUNTY SHERIFF'S OFFICE

State of Oregon)
)
County of Coos)

Court Case# 15CV32707

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

On March 12th, 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# 34804

The property is commonly known as: 96216 Bass Lane
Lakeside, OR 97449

Said sale is made pursuant to a Writ of Execution in Foreclosure dated June 28th, 2016, issued out of the Circuit Court of the State of Oregon for the County of Coos where OCWEN LOAN SERVICING, LLC is plaintiff, and VIOLET R EVANS, THE UNKNOWN HEIRS AND DEVISEES OF BRUCE L. EVANS; 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: 1/25/2018

CRAIG ZANNI, SHERIFF
Coos County, Oregon

By 

- Deputy Hansen
 Danielle Amos, Civil Clerk

Exhibit 1

EXHIBIT 1

Beginning at an iron pipe on the North line of Section 22, Township 23 South, Range 12 West of the Willamette Meridian which is also South 88 degrees 01' East a distance of 992.22 feet from the Northwest corner of said Section; thence South 0 degrees 33' West of distance of 993.75 feet to an iron pipe; thence South 88 degrees 01' East a distance of 213.46 feet to an iron pipe; thence South 0 degrees 33' West a distance of 326.25 feet more or less to the 1/16 section line; thence East along the 1/16 section line a distance of 92.5 feet to the Southwest corner of a parcel sold to Ted Dibble; thence North 0 degrees 33' East a distance of 1320 feet more or less to the Section line; thence North 88 degrees 01' West a distance of 305.96 feet to the point of beginning. Being a portion of the North half of the North half of Section 22, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Also beginning at an iron pipe on the bank of Ten Mile Lake 40 feet above low water and South 40 degrees 36' East a distance of 1507.37 feet from the Northwest corner of Section 22, Township 23 South, Range 12 West of the Willamette Meridian; thence North 0 degrees 33' East a distance of 116.66 feet; thence South 88 degrees 01' East a distance of 213.46 feet; thence South 0 degrees 33' West a distance of 236.98 feet to an iron pipe 31.29 feet North of the low water line of Ten Mile Lake. Thence continue South 0 degrees 33' West an additional distance of 89.27 feet, more or less, to the 1/16 section line; thence Westerly along the 1/16 section line to a point South 0 degrees 33' West of the place of beginning; thence North 0 degrees 33' East to the place of beginning.

Excepting therefrom: Beginning at a point on the North line of Section 22, Township 23, South, Range 12 West of the Willamette Meridian, Coos County, Oregon, which is also South 88 degrees 01' East a distance of 1298.18 feet from the Northwest corner of said Section; thence South 0 degrees 33' West a distance of 1320 feet, more or less, to the 1/16 Section line; thence West along the 1/16 Section line a distance of 100 feet; thence North 0 degrees 33' East to the North line of Section 22, thence East along said Section line a distance of 100 feet to the point of beginning.

Together with a right of way easement for ingress and egress over the existing road known as "Potato Bottom Road", as granted in instrument recorded January 16, 1996 as MFR #69-1-35549, Deed Records of Coos County, Oregon