

COOS COUNTY SHERIFF'S OFFICE

State of Oregon)	Court Case# 16CV15936
)	
County of Coos)	

NOTICE OF SHERIFF'S SALE (Real Property)

On March 5th, 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:

BEGINNING 3 FEET NORTH OF THE NORTHWEST CORNER OF LOT 13, BLOCK 4, ENGLEWOOD HEIGHTS, COOS COUNTY, OREGON, FILED NOVEMBER 10, 1949 IN BOOK 6, PAGE 34, PLAT RECORDS OF COOS COUNTY, OREGON; THENCE NORTH 0° 2' EAST 80 FEET; THENCE SOUTH 89° 45' EAST 140 FEET; THENCE SOUTH 0° 2' WEST 80 FEET; THENCE NORTH 89° 45' WEST 140 FEET TO THE POINT OF BEGINNING, BEING IN THE NE 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 26 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON

The property is commonly known as:

1490 South 17th Street Coos Bay, OR 97420

Said sale is made pursuant to a Writ of Execution in Foreclosure dated September 27th, 2016, issued out of the Circuit Court of the State of Oregon for the County of Coos where FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") is plaintiff, and TRUDIE DIAMOND; 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: 1/23/2018

CRAIG ZANNI, SHERIFF Coos County, Oregon

Deputy Hansen

□ Danielle Amos, Civil Clerk