



Craig Zanni
SHERIFF

COOS COUNTY SHERIFF'S OFFICE

State of Oregon)
)
County of Coos)

Court Case# 13CV0734

**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/Parcel # 0007638200 and 0007638100

The property is commonly known as: 1695 Bobcat Ct
Myrtle Point, OR 97458

Said sale is made pursuant to a Writ of Execution in Foreclosure dated July 12th, 2016, issued out of the Circuit Court of the State of Oregon for the County of Coos where DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY HOME EQUITY LOAN TRUST 2006-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2 is plaintiff, and ELDRED J. LEEP; MELISSA L. LEEP; JULIE ANN LEEP; STATE OF OREGON; OTHER PERSONS OR PARTIES including, OCCUPANTS, UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN 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: 1/30/2018

CRAIG ZANNI, SHERIFF
Coos County, Oregon

By 

- Deputy Hansen
 Danielle Amos, Civil Clerk

EXHIBIT 1

Lots 3 and 4, PLAT OF BOBCAT VILLAGE, Coos County, Oregon. EXCEPT: Beginning at the Northwest corner of said Lot 3; thence South $8^{\circ} 56' 28''$ West along the West line a distance of 95.23 feet to the Southwest corner of said lot 3; thence East a distance of 16.30 feet to an iron rod; thence North $14^{\circ} 44' 11''$ East a distance of 97.06 feet to an iron rod; thence North $89^{\circ} 33' 40''$ West a distance of 26.09 feet to the point of beginning.