



Craig Zanni  
SHERIFF

**COOS COUNTY SHERIFF'S OFFICE**

State of Oregon       )  
                                     )  
County of Coos        )

Court Case# 15CV0857

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

On March 14<sup>th</sup>, 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 at the section corner of Section 19, 20, 29 and 30 Township 27 South, Range 13 West of the Willamette Meridian: thence South 1° 7' 12" West 1369.43 feet along the section line between Sections 29 and 30 to the intersection of an old wooden fenceline; thence North 89° 33' East 379.87 feet along the said old fenceline to the true point of beginning; thence North 9° 20' 26" West 460 feet, more or less, to the South boundary of a 60 feet roadway; thence along said South boundary South 48° 33' East 165.43 feet to an iron rod post and the beginning of a 316.48 feet radius curve left, the long chord of which bears South 71° 3' East 242.22 feet; thence North 86° 27' East 16.35 feet to an iron rod post and the beginning of a 602.96 foot radius curve left, the long chord of which bears North 79° 19 1/2' East 149.57 feet to an iron rod post; thence North 72° 12' East 31.11 feet to an iron rod post and the beginning of a 279.97 feet radius curve right, the long chord of which bears North 81° 42' East 92.42 feet to an iron post; thence South 88° 48' East 731.59 feet; thence leaving said South boundary of the 60 foot roadway North 1° 12' East 30 feet to the center of said 60 foot roadway, thence South 88° 48' East to the Westerly boundary of North Bank County Road; thence Southwesterly along said boundary to the South line of the Northeast quarter of the Northwest quarter of said Section 29, and continuing along the road boundary Southerly 50 feet; thence in a Northwesterly direction to a point on the South boundary of said Northeast quarter of the Northwest quarter which is 110 feet East of the Southwest corner of said Northeast quarter; thence West along said line 110 feet; thence South along the said East line of the Southwest quarter of the Northwest quarter of said Section 29, 170 feet, more or less, thence West 208 feet, more or less; thence North 170 feet, more or less, to a point at a fence corner located in the old wood fence line; thence along said old wood fence line South 89° 33' West 708.25 feet to the true point of beginning. EXCEPTING any portion in public roads or streets.

Also:

Together with any property conveyed by Decree in Case No. 79-1298, Circuit Court Records, Coos County, Oregon.

The property is commonly known as:           91383 North Bank Lane  
  Coquille, OR 97423-8636

Said sale is made pursuant to a Writ of Execution in Foreclosure dated March 10<sup>th</sup>, 2016, issued out of the Circuit Court of the State of Oregon for the County of Coos where HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO HOME EQUITY ASSET-BACKED SECURITIES 2006-1 TRUST, HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2006-1 is plaintiff, and ALAN G. CANADY AKA GENE ALAN CANADY; SHANNON M. CANADY AKA SHANNON MARIE CANADY; US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY ASSET TRUST 2006-3, HOME EQUITY PASS-THROUGH CERTIFICATES SERIES 2006-3; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION; CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION; AND OCCUPANTS OF THE PREMISES 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: 2/1/2018

CRAIG ZANNI, SHERIFF  
Coos County, Oregon

By 

- Deputy Hansen
- Danielle Amos, Civil Clerk