



Craig Zanni
SHERIFF

COOS COUNTY SHERIFF'S OFFICE

State of Oregon)
)
County of Coos)

Court Case# 16CV19326

NOTICE OF SHERIFF'S SALE (Real Property)

On March 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:

Lot 4, Block 24, Elliott's Addition to Coquille City, Coos County, Oregon

The property is commonly known as: 621 N BAXTER STREET
 COQUILLE, OR 97423

Said sale is made pursuant to a Writ of Execution in Foreclosure dated November 18th, 2016, issued out of the Circuit Court of the State of Oregon for the County of Coos where FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors in interest and/or assigns is plaintiff, and ARLIE L. MAGGARD, JR. AKA ARLIE LEONARD MAGGARD; LELA M. MAGGARD AKA LELA MARIE MAGGARD; WESTERN MERCANTILE AGENCY, INC.; CACH LLC; AND 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.

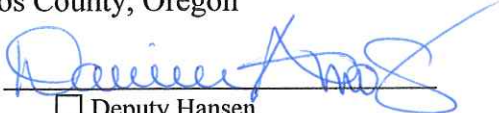
Interested parties can obtain additional information about this sale at:

<http://oregonsheriffssales.org/>

Dated: 2/1/2018

CRAIG ZANNI, SHERIFF
Coos County, Oregon

By



Deputy Hansen

Danielle Amos, Civil Clerk