



Craig Zanni
SHERIFF

COOS COUNTY SHERIFF'S OFFICE

State of Oregon)
)
County of Coos)

Court Case# 14CV0167

NOTICE OF SHERIFF'S SALE (Real Property)

On April 23rd, 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 and commonly known as:

Parcel I:

Lots 1 through 8, inclusive; and Lots 15 through 22, inclusive, Block 18, SUNSET CITY, Coos County, Oregon; together with that portion of the vacated alley fronting and abutting thereon that would inure by operation of law as vacated by Order #497 recorded January 29, 1993 as instrument no. 93-01-1071, Records of Coos County, Oregon and also together with that portion of vacated Marsh Street between Blocks 9 and 18 fronting and abutting thereon that would inure by operation of law as vacated by Order #502 recorded May 25, 1993 as instrument no. 93-05-0831, Records of Coos County, Oregon.

EXCEPTING THEREFROM ANY PORTION IN APPARENT OVERPLAT AS DEPICTED ON ASSESSMENT MAP; AND EXCEPTING ANY PORTION AS A RESULT OF SURVEY INCONSISTENCIES FOR SECTION CORNERS AS DEPICTED ON ASSESSMENT MAP.

Parcel II:

Lots 3 and 4, Block 28, SUNSET CITY, Coos County, Oregon; together with that portion of the vacated alley fronting and abutting thereon that would inure by operation of law as vacated by Order #497 recorded January 29, 1993 as instrument no. 93-01-1071, Records of Coos County, Oregon.

EXCEPTING THEREFROM ANY PORTION IN APPARENT OVERPLAT AS DEPICTED ON ASSESSMENT MAP; AND EXCEPTING ANY PORTION AS A RESULT OF SURVEY INCONSISTENCIES FOR SECTION CORNERS AS DEPICTED ON ASSESSMENT MAP.

Parcel III:

Lots 19 and 20, Block 28, SUNSET CITY, Coos County, Oregon; together with that portion of the vacated alley fronting and abutting thereon that would inure by operation of law as vacated by Order #497 recorded January 29, 1993 as instrument no. 93-01-1071, Records of Coos County, Oregon.

EXCEPTING THEREFROM ANY PORTION IN APPARENT OVERPLAT AS DEPICTED ON ASSESSMENT MAP; AND EXCEPTING ANY PORTION AS A RESULT OF SURVEY INCONSISTENCIES FOR SECTION CORNERS AS DEPICTED ON ASSESSMENT MAP.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated September 1st, 2016, issued out of the Circuit Court of the State of Oregon for the County of Coos where WEST WIND COURT CORPORATION is plaintiff, and RAYMOND CASWELL, in care of Coos Elderly Services, Inc. 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.

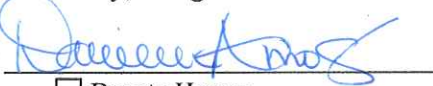
Interested parties can obtain additional information about this sale at:

<http://oregonsheriffssales.org/>

Dated: 3/13/2018

CRAIG ZANNI, SHERIFF
Coos County, Oregon

By



- Deputy Hansen
 Danielle Amos, Civil Clerk