

## COOS COUNTY SHERIFF'S OFFICE

State of Oregon	)	Court Case# 16CV01945
	)	
County of Coos	)	

# NOTICE OF SHERIFF'S SALE (Real Property)

On April 25<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:

#### ATTACHED HERETO AS EXHIBIT B

The property is commonly known as:

473 W 17th Street

Coquille, OR 97423

Said sale is made pursuant to a Writ of Execution in Foreclosure dated December 15<sup>th</sup>, 2016, issued out of the Circuit Court of the State of Oregon for the County of Coos where WELLS FARGO BANK, N.A. is plaintiff, and JAMES A. OWEN; KATHERINE OWEN; MIDLAND FUNDING LLC; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION; WESTERN MERCANTILE AGENCY, INC.; AND PERSONS OR PARTIES 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:_	_3/15/2018	
CRAIG 2	ZANNI, SHERIFF	
Coos Co	unty, Oregon	
By	accined no	
	Deputy Hansen  Danielle Amos Civil Clerk	

### LEGAL DESCRIPTION

Beginning at a point which is 205 feet North of a point which is 486 feet East and 316 feet North of the Southwest corner of the E 1/2 of the NW 1/4 of Section 36, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; running North 135 feet; thence East 110 feet; thence South 135 feet; thence West 110 feet to the place of beginning.

ALSO: Beginning at a point which is 596 feet East and 649.17 feet North of the Southwest corner of the SE 1/4 of the NW 1/4 of Section 36, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, said point also being the Northeast corner of that certain parcel of land described in Book 193, Page 35, Deed Records of Coos County, Oregon; thence North 89° 55' East along the South line of 17th Street 3.17 feet; thence South 0° 18' West 90 feet; thence South 89° 55' West 2.70 feet; thence North 90 feet to the place of beginning.

**END OF LEGAL DESCRIPTION** 

COOS COUNTY CLERK, OREGON TOTAL \$86.00 TERRI L. TURI, CCC, COUNTY CLERK

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