



Craig Zanni
SHERIFF

COOS COUNTY SHERIFF'S OFFICE

State of Oregon)
)
County of Coos)

Court Case# 16CV19442

NOTICE OF SHERIFF'S SALE (Real Property)

On May 2nd, 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 NORTHWEST CORNER OF THE PROPERTY TO BE DESCRIBED WHICH IS MARKED WITH A 5/8 INCH RE-ENFORCED ROD, THE POINT OF BEGINNING BEING SOUTH 70° 20' 56" EAST A DISTANCE OF 1290.44 FEET FROM THE QUARTER SECTION CORNER BETWEEN SECTIONS 7 AND 18 OF TOWNSHIP 23 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON; THENCE SOUTH 03° 11' WEST A DISTANCE OF 457.48 FEET TO THE NORTH BOUNDARY OF A 25 FOOT WIDE STRIP OF LAND DEEDED TO COOS COUNTY FOR A ROAD RIGHT OF WAY; THENCE ALONG ROAD RIGHT OF WAY ON A BEARING OF NORTH 72° 02' EAST A DISTANCE OF 111.81 FEET TO THE "40" LINE BETWEEN THE NW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON; THENCE ALONG THE SAID "40" LINE ON A BEARING OF NORTH 03° 11' EAST A DISTANCE OF 417.14 FEET; THENCE NORTH 86° 49' WEST A DISTANCE OF 104.28 FEET TO THE PLACE OF BEGINNING, AND BEING A PORTION OF THE E 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON.

SAVING AND EXCEPTING THEREFROM THAT PORTION SOLD TO WILLIAM R. ROBERTS AND DARLENE K. ROBERTS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NW 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, SAID POINT BEING A 5/8 INCH REBAR FROM WHICH THE QUARTER CORNER BETWEEN SECTION 7 AND SECTION 18, TOWNSHIP 23 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON BEARS NORTH 70° 20' 56" WEST A DISTANCE OF 1290.44 FEET; THENCE SOUTH 86° 49' EAST A DISTANCE OF 104.28 FEET; THENCE SOUTH 03° 11' WEST A DISTANCE OF 200 FEET; THENCE NORTH 86° 49' WEST A DISTANCE OF 104.28 FEET; THENCE NORTH 3° 11' EAST A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

SAVING AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT A POINT IN THE NW 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, SAID POINT BEING A 5/8 INCH REBAR FROM WHICH THE QUARTER CORNER BETWEEN SECTIONS 7 AND 18, TOWNSHIP 23 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, BEARS NORTH 70° 20' 56" WEST A DISTANCE OF 1290.44 FEET; THENCE SOUTH 03° 11' WEST A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 03° 11' WEST A DISTANCE OF 90.0 FEET; THENCE SOUTH 86° 49' EAST A DISTANCE OF 104.28 FEET; THENCE NORTH 03° 11' EAST A DISTANCE OF 90.0 FEET; THENCE NORTH 86° 49' WEST A DISTANCE OF 104.28 FEET TO THE TRUE POINT OF BEGINNING.

The property is commonly known as: 1520 Bowron Road
Lakeside, Oregon 97449

Said sale is made pursuant to a Writ of Execution in Foreclosure dated March 28th, 2017, issued out of the Circuit Court of the State of Oregon for the County of Coos where WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is plaintiff, and GARY E. LEUPOLD; EMILY A. LEUPOLD; BANK OF AMERICA, N.A.; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1520 BOWRON RD, LAKESIDE, OREGON 97449 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.

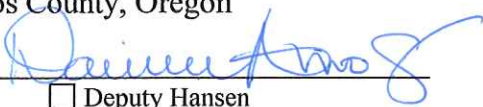
Conditions of Sale: All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without proof of sufficient funds, or that have not qualified before the start of the auction; will not be allowed to participate. Only U.S. 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: 3/22/2018

CRAIG ZANNI, SHERIFF
Coos County, Oregon

By 
 Deputy Hansen
 Danielle Amos, Civil Clerk