



Craig Zanni  
SHERIFF

# COOS COUNTY SHERIFF'S OFFICE

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State of Oregon        )  
                                  )  
County of Coos        )

Court Case# 14CV1139

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

On June 20<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:

LOT 6, WESTWOOD FINAL SUBDIVISION PLAT, COOS COUNTY, OREGON.

EXCEPTING THEREFROM ANY AND ALL OIL AND MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED AUGUST 12,1947, IN BOOK 171, PAGE 611, DEED RECORDS OF COOS COUNTY, OREGON.

ALSO EXCEPTING THEREFROM ANY AND ALL OIL AND MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED JANUARY 2, 1981, AS MICROFILM NO. 81-1-0022, RECORDS OF COOS COUNTY, OREGON.

The property is commonly known as:           Bare Ground: Lot 6, Westwood Final Subdivision Plat,  
Coos County, North Bend, OR 97459

Said sale is made pursuant to a Writ of Execution in Foreclosure dated July 13<sup>th</sup>, 2017, issued out of the Circuit Court of the State of Oregon for the County of Coos where JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is plaintiff, and BERNADINE M. SLAVEN 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: 5/9/2018

CRAIG ZANNI, SHERIFF  
Coos County, Oregon

By 

- Deputy Hansen
- Danielle Amos, Civil Clerk