



**Craig Zanni**  
SHERIFF

**COOS COUNTY SHERIFF'S OFFICE**

State of Oregon         )  
                                      )  
County of Coos         )

Court Case# **15CV0897**

**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:

Described in Exhibit "1" attached

The property is commonly known as:         **LOT 7 OCEAN TERRACE SUBDIV  
BANDON, OR 97411**

Said sale is made pursuant to a Writ of Execution in Foreclosure dated March 16<sup>th</sup>, 2017, issued out of the Circuit Court of the State of Oregon for the County of Coos where BANK OF AMERICA, N.A is plaintiff, and RICHARD C. WILLIAMS, an individual; LINDA C. WILLIAMS, an individual; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to 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: 5/9/2018

CRAIG ZANNI, SHERIFF  
Coos County, Oregon

By 

- Deputy Hansen  
 Danielle Amos, Civil Clerk

# EXHIBIT 1

Lot 7, OCEAN TERRACE SUBDIVISION, PHASE I, Coos County, Oregon.

ALSO THAT PORTION described as follows: Beginning at the Northwest corner of Lot 6, Plat of OCEAN TERRACE SUBDIVISION, PHASE I, Coos County, Oregon, said point being located on the Southerly line of Gretchen Court, South 43° 31' 03" East a distance of 326.05 feet from the initial point of said Ocean Terrace Subdivision, Phase 1; thence along said Southerly line of Gretchen Court on a curve to the left having a radius of 40.00 feet and a central angle of 29° 02' 02" (whose long chord bears North 50° 47' 09" East, 20.05 feet) a distance of 20.27 feet; thence leaving said Southerly line of Gretchen Court, South 46° 43' 31" East a distance of 90.00 feet; thence North 89° 54' 33" West a distance of 58.56 feet; thence North 24° 41' 50" West a distance of 53.85 feet to the point of beginning.