



Craig Zanni
SHERIFF

COOS COUNTY SHERIFF'S OFFICE

State of Oregon)
)
County of Coos)

Court Case# 15CV24716

NOTICE OF SHERIFF'S SALE (Real Property)

On July 30th, 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 Exhibit 1, having APN# 11059591

The property is commonly known as: 1679 North 8th Street
 Coos Bay, OR 97420

Said sale is made pursuant to a Writ of Execution in Foreclosure dated March 21st, 2016, issued out of the Circuit Court of the State of Oregon for the County of Coos where DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2004-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2004-3 is plaintiff, and MARTIN HOFFMAN aka MARTY A. HOFFMAN; MARY HOFFMAN aka MARY MARGARET HOFFMAN aka MARGIE M. HOFFMAN aka MARGE M. HOFFMAN; WESTERN MERCANTILE AGENCY, INC.; OCCUPANTS OF 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.

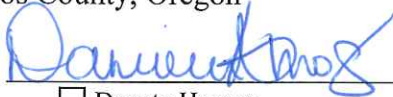
Interested parties can obtain additional information about this sale at:

<http://oregonsheriffssales.org/>

Dated: ___ 6/14/2018 ___

CRAIG ZANNI, SHERIFF
Coos County, Oregon

By _____



Deputy Hansen

Danielle Amos, Civil Clerk

EXHIBIT "1"

Lots 9 and 10, Block 4, TOWN OF FERNDALE, Coos County, Oregon; together with that portion of the vacated alley, fronting and abutting thereon, which was vacated by Ordinance No. 2117, recorded July 19, 1962 in Book 294, Page 488, Deed Records, Coos County, Oregon, which would inure by operation of law.

ALSO: That portion of Lot 11, Block 4, TOWN OF FERNDALE, Coos County, Oregon, described as follows: Beginning at the Southwest corner of Lot 11, said Block 4; thence North $29^{\circ}35'$ West 4.00 feet to an iron pipe; thence North $64^{\circ}16'$ East 59.55 feet to the South line of said Lot 11; thence South $60^{\circ}25'$ West 59.54 feet along said South line of said Lot 11 to the point of beginning, together with any portion of the vacated alley, fronting and abutting thereon, which was vacated by Ordinance No. 2117, recorded July 19, 1962 in Book 294, Page 488, Deed Records, Coos County, Oregon, which would inure by operation of law.

SAVE AND EXCEPTING THEREFROM: Beginning at a point located 3.54 feet South $29^{\circ}35'$ East of the Northeast corner of Lot 10, Block 4, TOWN OF FERNDALE, Coos County, Oregon, said point being on the East line of said Lot 10; thence South $64^{\circ}16'$ West 52.70 feet to the North line of said Lot 10; thence North $60^{\circ}25'$ East 52.58 feet to the West boundary of Eighth Street North; thence South $29^{\circ}35'$ East along said West boundary 3.54 feet to the point of beginning.