



Craig Zanni  
SHERIFF

# COOS COUNTY SHERIFF'S OFFICE

State of Oregon )  
                                  )  
County of Coos    )

Court Case# 17CV18214

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

On August 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:

MISC. TAX LOTS, TAX ACCOUNT NUMBERS 398209, 398281, 398291, COOS BAY, OR 97420 ("Subject Property"), and legally described as:

BEGINNING AT THE QUARTER SECTION CORNER ON THE SOUTH BOUNDARY OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON; THENCE SOUTH 89° 35' EAST 496.55 FEET ALONG THE SOUTH BOUNDARY OF THE SECTION; THENCE NORTH 100 FEET; THENCE EAST APPROXIMATELY 10 FEET; THENCE NORTH 398 FEET, MORE OR LESS, TO A POINT WHICH IS NORTH 45° 53' 10" EAST 706.33 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 89° 57' WEST 478.79

FEET TO THE EAST BOUNDARY OF ANDREW STREET EXTENDED; THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF ANDREW STREET SOUTH 5°40' WEST 230.66 FEET; THENCE SOUTH 31° 39' WEST 187.77 FEET; THENCE SOUTH 8° 01' WEST 89.87 FEET TO THE SOUTH BOUNDARY OF THE SECTION; THENCE SOUTH 89° 35' EAST 105.30 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE 127.16 FEET NORTH AND 137.03 FEET EAST OF THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON; THENCE SOUTH 50° 23' EAST 86.15 FEET TO AN IRON PIPE; THENCE SOUTH 27° 00' WEST 15.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75 FEET, THROUGH A CENTRAL ANGLE OF 150° 00' FOR A DISTANCE OF 296.35 FEET; THENCE NORTH 3° 00' WEST 15.00 FEET TO AN IRON PIPE; THENCE NORTH 74° 23' EAST 86.15 FEET TO THE POINT OF BEGINNING.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated October 31<sup>st</sup>, 2017, issued out of the Circuit Court of the State of Oregon for the County of Coos where BAYVIEW LOAN SERVICING, LLC is plaintiff, and NORMAN W. VINCENT; TAMMY L. VINCENT; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS MISC. TAX LOTS, TAX ACCOUNT NUMBERS 398209, 398281, 398291, COOS BAY, OR 97420 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.**

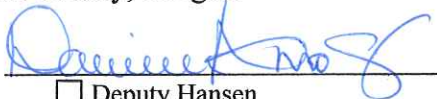
Interested parties can obtain additional information about this sale at:

<http://oregonsheriffssales.org/>

Dated: 07/09/2018

CRAIG ZANNI, SHERIFF  
Coos County, Oregon

By



- Deputy Hansen
- Danielle Amos, Civil Clerk