



Craig Zanni
SHERIFF

COOS COUNTY SHERIFF'S OFFICE

State of Oregon)

Court Case# 17CV55185

County of Coos)

NOTICE OF SHERIFF'S SALE (Real Property)

On February 25th, 2019, 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 as Exhibit 1

The property is commonly known as: 87117 Boak Lane
Bandon, OR 97411.

Said sale is made pursuant to a Writ of execution of foreclosure dated August 24th, 2018, issued out of the Circuit Court of the State of Oregon for the County of Coos where FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA is plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF ALICE M. BOAK AKA ALICE MARGARET BOAK, AKA ALICEM. BOAK; DAVID R. BOAK; 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

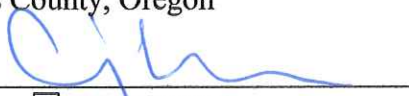
have not qualified before the start of the auction; will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to Coos County Sheriff Office will be accepted. Payment must be made in full immediately upon conclusion of the sale. Only the judgment creditor who obtained 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 01/08/2019 _____

CRAIG ZANNI, SHERIFF
Coos County, Oregon

By  _____

- Deputy Hansen
- Cindy Cade, Civil Clerk

PARCEL 1: BEGIN AT A POINT WHICH IS 587.10 FEET SOUTH AND 42.66 FEET EAST OF THE 1/16 CORNER (SET BY GOULD 1912) BETWEEN NW 1/4 AND SW 1/4 OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 15 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON; THENCE SOUTH 83 ° 55' EAST 332.49 FEET; THENCE SOUTH 60 ° 26' EAST 195.30 FEET; THENCE SOUTH 10° 45' WEST 53.44 FEET; THENCE SOUTH 66 ° 39' WEST 533. 72 FEET; THENCE NORTH 00 ° 14' WEST 395.94 FEET TO THE POINT OF BEGINNING, ALL LOCATED IN NE 1/4 OF THE SW 1/4 SECTION 13, TOWNSHIP 29 SOUTH, RANGE 15 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON.

PARCEL 2: TOGETHER WITH EASEMENTS FOR INGRESS AND EGRESS AS SET FORTH IN DOCUMENT RECORDED APRIL 30, 1948 IN VOLUME 181, PAGE 19 DEED RECORDS COOS COUNTY, OREGON AND BY INSTRUMENT RECORDED DECEMBER 12, 1966 BEARING MICROFILM REEL NO. 68-12-14585, RECORDS COOS COUNTY, OREGON.