



Craig Zanni
SHERIFF

COOS COUNTY SHERIFF'S OFFICE

State of Oregon)
)
County of Coos)

Court Case# 17CV27305

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:

LOT 3 AND NORTH 9 FEET OF LOT 4, BLOCK 49, COQUILLE CITY, ELLIOTT'S ADDITION, COOS COUNTY, OREGON. TOGETHER WITH THAT PORTION OF VACATED ELLIOTT STREET, WHICH WAS VACATED BY ORDINANCE NO.135, RECORDED AUGUST 14, 1922 IN BOOK 69, PAGE 464, RECORDS OF COOS COUNTY, OREGON, WHICH WOULD INURE THERETO BY REASON OF THE VACATION THEREOF.

The property is commonly known as: 362 N. ELLIOTT ST
 COQUILLE, OR 97423

Said sale is made pursuant to a Writ of Foreclosure and Declaration dated October 23rd, 2018, issued out of the Circuit Court of the State of Oregon for the County of Coos where WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2002-5, ASSET-BACKED CERTIFICATES, SERIES 2002-5 is plaintiff, and DANIEL C. ROSS; BARBARA E. ROSS; RAY KLEIN INC. DBA PROFESSIONAL CREDIT SERVICE; SOUTHERN OREGON CREDIT SERVICE; WESTERN MERCANTILE AGENCY and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 362 N. ELLIOTT ST., COQUILLE, OR 97423 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: 01/10/2019

CRAIG ZANNI, SHERIFF
Coos County, Oregon

By _____

- Deputy Hansen
- Cindy Cade, Civil Clerk