



Craig Zanni
SHERIFF

COOS COUNTY SHERIFF'S OFFICE

State of Oregon)
)
County of Coos)

Court Case# 14CV0561

NOTICE OF SHERIFF'S SALE (Real Property)

On February 25th, 2019, at the hour of 10:00am, at the main entrance of the Coos County Courthouse, 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:

A PARCEL OF LAND LYING IN THE SW ¼ OF THE SE ¼ OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 14 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON AND BEING A PORTION OF THAT PROPERTY DESCRIBED IN THAT DEED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED IN BOOK 123, PAGE 342, DEED RECORDS OF COOS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID PROPERTY LYING SOUTHEASTERLY OF A LINE PARALLEL WITH AND 40 FEET SOUTHEASTERLY OF THE CENTER LINE OF THE COQUILLE-BANDON HIGHWAY FORMERLY OREGON COAST HIGHWAY, WHICH CENTER LINE IS REFERRED TO IN SAID STATE OF OREGON DEED

The property is commonly known as: 89010 Highway 42 South n/k/a 89008 Highway 42 South
Bandon, OR 97411

Said sale is made pursuant to a Writ of EXECUTION dated February 1st, 2018, issued out of the Circuit Court of the State of Oregon for the County of Coos where U.S BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR NRZ PASS-THROUGH TRUST V is plaintiff, and AUDREY F. BAILEY; AMERICAN FINANCIAL RESOURCES, INC.; OCCUPANTS OF THE PREMISES 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: 01/15/19

CRAIG ZANNI, SHERIFF
Coos County, Oregon

By _____

- Deputy Hansen
- Cindy Cade, Civil Clerk