



Craig Zanni  
SHERIFF

## COOS COUNTY SHERIFF'S OFFICE

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State of Oregon     )  
                                  )  
County of Coos     )

Court Case# 16CV21233

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

On March 18<sup>th</sup>, 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:

THE SOUTH 50 FEET OF LOTS 7 AND 8, BLOCK 1, DIXON'S PARK ADDITION, IN THE CITY OF MYRTLE POINT, COOS COUNTY, OREGON

The property is commonly known as:     109 4TH ST  
  MYRTLE POINT, OR 97458

Said sale is made pursuant to a Writ of EXECUTION dated October 3<sup>rd</sup>, 2018, issued out of the Circuit Court of the State of Oregon for the County of Coos where BRANCH BANKING AND TRUST COMPANY, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS is plaintiff, and JOHN MICHAEL HANNAH, JR.; AND 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: 2/1/19

CRAIG ZANNI, SHERIFF  
Coos County, Oregon

By 

- Deputy Hansen
- Cindy Cade, Civil Clerk