



Craig Zanni
SHERIFF

COOS COUNTY SHERIFF'S OFFICE

State of Oregon)

Court Case# 18CV22280

County of Coos)

NOTICE OF SHERIFF'S SALE (Real Property)

On March 18th, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The property is commonly known as: 94531 SHELLEY LN
COQUILLE, OR 97423

Said sale is made pursuant to a Writ of EXECUTION dated January 16th, 2019, issued out of the Circuit Court of the State of Oregon for the County of Coos where WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A, is plaintiff, and JOHN G. PANTEKOEK; MOREQUITY, INC.; FREDERICK D. PANTEKOEK, JR; PENNY L. DUKE; BRENDA L. DUMIRE; TINA YVONNE PANTEKOEK nka TINA Y. BRYSON; STATE OF OREGON; MARJORIE J. PANTEKOEK; UMPQUA COMMUNITY PROPERTY MANAGEMENT ASSIGNEE CREDIT SERVICES OF OREGON, INC.; HILLSIDE TERRACE UCPM; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 94531 SHELLEY LN, 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: 2/5/19

CRAIG ZANNI, SHERIFF
Coos County, Oregon

By _____

Deputy Hansen

Cindy Cade, Civil Clerk

EXHIBIT "A"

A PARCEL OF LAND SITUATED IN LOT 4 OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A PIPE POST WHICH IS 70.07 FEET NORTH 02° 17' WEST AND 261.10 FEET NORTH 89° 00' EAST FROM THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 02° 17' WEST 311.33 FEET TO A PIPE POST; THENCE NORTH 89° 00' EAST 276.31 FEET TO A PIPE POST; THENCE SOUTHERLY ALONG THE WEST BOUNDARY OF A ROAD TO THE JUNCTION WITH THE NORTH BOUNDARY OF THE COUNTY ROAD; THENCE WESTERLY ALONG SAID NORTH BOUNDARY TO THE PLACE OF BEGINNING.