



Craig Zanni  
SHERIFF

## COOS COUNTY SHERIFF'S OFFICE

State of Oregon )  
County of Coos )

Court Case# 18CV25701

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

On March 25<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:

BEGINNING AT A POINT 600 FEET EAST OF A POINT ON THE EAST BOUNDARY OF 16TH AVENUE IN PLAT OF EASTSIDE AS THE SAME EXISTED SUBSEQUENT TO THE VACATION OF THE EAST 20 FEET THEREOF, SAID POINT BEING 280 FEET SOUTH OF SOUTH BOUNDARY OF "D" STREET; THENCE EAST PARALLEL TO THE SOUTH BOUNDARY OF "D" STREET 100 FEET; THENCE NORTH 80 FEET; THENCE WEST 100 FEET; THENCE SOUTH 80 FEET TO THE POINT OF BEGINNING, COOS COUNTY, OREGON.

The property is commonly known as: 1675 CEDAR DRIVE  
COOS BAY, OREGON 97420

Said sale is made pursuant to a Writ of Execution dated January 18<sup>th</sup>, 2019, issued out of the Circuit Court of the State of Oregon for the County of Coos where MORTGAGE ASSETS MANAGEMENT, LLC is plaintiff, and THE ESTATE OF EDITH P. DIETZ; THE UNKNOWN HEIRS, DEVISEES AND ASSIGNEES OF EDITH P. DIETZ; PAMELA LAVEAU; ROXANNE BRADLEY; OREGON DEPARTMENT OF REVENUE; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; and OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1675 CEDAR DRIVE, COOS BAY, OREGON 97420 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: 2/7/19

CRAIG ZANNI, SHERIFF  
Coos County, Oregon

By \_\_\_\_\_

- Deputy Hansen
- Cindy Cade, Civil Clerk