



Craig Zanni  
SHERIFF

## COOS COUNTY SHERIFF'S OFFICE

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State of Oregon     )  
                                  )  
County of Coos     )

Court Case# 18CV03281

### 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:

LOT 16, WILKINSON'S SUBDIVISION, COOS COUNTY, OREGON.  
APN: 1007310900.

The property is commonly known as:               64640 Duling Road  
  Coos Bay, OR 97420

Said sale is made pursuant to a Writ of EXECUTION dated January 11<sup>th</sup>, 2019, issued out of the Circuit Court of the State of Oregon for the County of Coos where THE BANK OF NEW YORK MELLON, FKA, THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-52CB, MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2005-52CB is plaintiff, and PATRICIA SCHAD, an individual; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO COUNTRYWIDE BANK, FSB, FKA COUNTRYWIDE BANK, N.A.; WESTERN MERCANTILE AGENCY, INC.; EGP INVESTMENTS, LLC and ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 64640 DULING ROAD, COOS ABY, OR 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: 2/11/19

CRAIG ZANNI, SHERIFF  
Coos County, Oregon

By \_\_\_\_\_

- Deputy Hansen
- Cindy Cade, Civil Clerk