



GABE FABRIZIO
SHERIFF

COOS COUNTY SHERIFF'S OFFICE

State of Oregon)
)
County of Coos)

Court Case# 23CV26992

NOTICE OF SHERIFF'S SALE (Real Property)

On APRIL 15TH, 2024, at the hour of 10:00am, at the main entrance of the Coos County Sheriff Office, 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 4, BLOCK 2, FIRST ADDITION TO ENGLEWOOD HEIGHTS, COOS COUNTY, OREGON

The property is commonly known as: 1751 S 19TH ST
COOS BAY, OR 97420

Said sale is made pursuant to a Writ of EXECUTION IN FORECLOSURE dated NOVEMBER 14TH, 2023, issued out of the Circuit Court of the State of Oregon for the County of Coos where NATIONSTAR MORTGAGE LLC is plaintiff, and LINDA GAYLE NICHOLSON PERSONALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF VIRGINIA L ROUSH AKA VIRGINIA LOUISE ROUSH AKA VIRGINIA ROUSH; UNKNOWN HEIRS AND DEVISEES OF RICHARD L ROUSH AKA RICHARD LEON ROUSH AKA RICHARD ROUSH; OCCUPANTS OF THE PROPERTY 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.

NOTICE TO DEBTOR, READ THIS SECTION CAREFULLY: You should be careful about offers to sell rights to surplus funds. You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950(4). If you transfer or sell your right to redemption, you might not have the right to surplus funds.

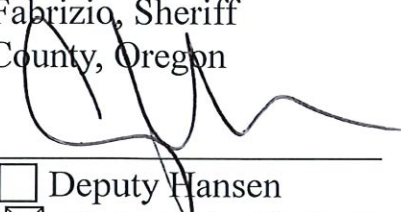
Conditions of Sale: All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without proof of sufficient funds, or that have not qualified before the start of the auction; will not be allowed to participate. Only U.S. 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: 3/4/24

Gabe Fabrizio, Sheriff
Coos County, Oregon

By 
☐ Deputy Hansen
☒ Cindy Cade, Civil Clerk