



GABE FABRIZIO
SHERIFF

COOS COUNTY SHERIFF'S OFFICE

State of Oregon)
)
County of Coos)

Court Case# 22CV19536

NOTICE OF SHERIFF'S SALE (Real Property)

On MAY 28TH, 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:

Exhibit 1

The property is commonly known as: 1395 Ingersoll Ave
Coos Bay, OR 97420

Said sale is made pursuant to a Writ of EXECUTION IN FORECLOSURE dated JANUARY 24TH, 2024, issued out of the Circuit Court of the State of Oregon for the County of Coos where U.S. BANK, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2007-HE6, ASSET-BACKED CERTIFICATES SERIES 2007-HE6 is plaintiff, and UNKNOWN HEIRS AND DEVISEES OF WILLIAM KANUI JR.; KALINAMAIKAI SOTO; STATE OF OREGON; 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: 4/12/24

Gabe Fabrizio, Sheriff
Coos County, Oregon

By _____
 Deputy Hansen
 Cindy Cade, Civil Clerk

EXHIBIT 1

BEGINNING AT AN IRON PIPE LOCATED 903.3 FEET WEST OF THE NORTHEAST CORNER OF BLOCK 66 OF RAILROAD ADDITION TO MARSHFIELD, COOS COUNTY, OREGON, WHICH IS ALSO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN MICROFILM REEL NO. 68-4-27533, BOOK OF RECORDS, COOS COUNTY, OREGON, AND BEING ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 66; THENCE WEST ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF BLOCK 66, 175.00 FEET; THENCE SOUTH PARALLEL TO THE WEST BOUNDARY OF PROPERTY IN SAID MICROFILM REEL NO. 68-4-27533, 171.20 FEET; THENCE EAST PARALLEL & TO THE ABOVE DESCRIBED WESTERLY EXTENSION OF THE NORTH LINE OF BLOCK 66, A DISTANCE OF 175.00 FEET, TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN MICROFILM REEL NO. 68-4-27533, BOOK OF RECORDS, COOS COUNTY, OREGON; THENCE NORTH ALONG THE WEST BOUNDARY OF THAT PARCEL DESCRIBED IN MICROFILM REEL NO. 68-4-27533, BOOK OF RECORDS, COOS COUNTY, OREGON, A DISTANCE OF 171.2 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, CREATED BY INSTRUMENT RECORDED JUNE 17, 1968 IN MICROFILM REEL NUMBER 68-6-29318, RECORDS OF COOS COUNTY, OREGON.