



GABE FABRIZIO  
SHERIFF

**COOS COUNTY SHERIFF'S OFFICE**

---

State of Oregon    )  
                          )  
County of Coos    )

Court Case# 11BC1648

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

On JUNE 3<sup>RD</sup>, 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 2

The property is commonly known as: 1615 Minnesota Ave  
Coos Bay, OR 97420

Said sale is made pursuant to a Writ of EXECUTION dated MARCH 5<sup>TH</sup>, 2024, issued out of the Circuit Court of the State of Oregon for the County of Coos where WESTERN MERCANTILE AGENCY, INC., an Oregon corporation is plaintiff, and DEBRA SUE JENSON aka DEB S. JENSON aka DEBRA S. JENSEN aka DEB S. JENSEN 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: 4/23/24

Gabe Fabrizio, Sheriff  
Coos County, Oregon

By \_\_\_\_\_

- Deputy Hansen  
 Cindy Cade, Civil Clerk

EXHIBIT 2  
Legal Description

PARCEL 1:

Beginning 384.7 feet North of the quarter section corner on the South boundary of Section 34, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 212.1 feet; thence South 73° West 185.5 feet; thence North 85° 05' West 102 feet; thence South 125.8 feet; thence South 69° 50' East 195.9 feet; thence North 75° 10' East 97.5 feet to the place of beginning.

PARCEL 2:

An easement for ingress and egress, Recorded May 24, 2006, Instrument No. 2006-6890, records of Coos County, Oregon