



GABE FABRIZIO  
SHERIFF

## COOS COUNTY SHERIFF'S OFFICE

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State of Oregon     )  
                                  )  
County of Coos     )

Court Case# 24CV30948

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

On MAY 5<sup>TH</sup>, 2025, 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:

PARCEL I: THO WEST 72 FEET OF LOTS 4 AND 5, AND THE WEST 72 FEET OF THE S 1/2 OF LOT 3, BLOCK 2, AMENDED PLAT OF BUNKER HILL ADDITION TO MARSHFIELD, COOS COUNTY, OREGON. PARCEL II: THE EAST 48 FEET OF LOTS 1 THROUGH 5, INCLUSIVE, BLOCK 2, AMENDED PLAT OF BUNKER HILL ADDITION TO MARSHFIELD, COOS COUNTY, OREGON.

The property is commonly known as: 93718 E HOWARD AVE  
COOS BAY, OR 97420

Said sale is made pursuant to a Writ of EXECUTION IN FORECLOSURE dated January 13<sup>th</sup>, 2025, issued out of the Circuit Court of the State of Oregon for the County of Coos where CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST, is plaintiff, and UNKNOWN HEIRS AND DEVISEES OF MARGO L NIX AKA MARGO LYNN NIX AKA MARGO NIX; UNKNOWN HEIRS AND DEVISEES OF RODNEY E NIX AKA RODNEY EARL NIX AKA RODNEY NIX; GENERAL CREDIT SERVICES, INC.; AMERICAN GENERAL FINANCIAL SERVICES (DE), INC.; FIRST PORTFOLIO VENTURES I, LLC; WESTERN MERCANTILE AGENCY INC.; OCCUPANTS OF THE PROPERTY AT 93718 E HOWARD AVE, COOS BAY, OR 97420; OCCUPANTS OF THE PROPERTY AT 63776 ELLEN ST, COOS BAY, 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.

**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: 3/21/25

Gabe Fabrizio, Sheriff  
Coos County, Oregon

By

☒ Cindy Cade, Civil Clerk