

**NOTICE OF SHERIFF'S SALE  
REAL PROPERTY**

On the 14th day of November, 2017, at the hour of 10 o'clock a.m., at the Douglas County Sheriff's Office lobby, Justice Addition to the Douglas County Courthouse, 1036 SE Douglas Room 210, Roseburg, Oregon 97470, I will sell at public auction to the highest bidder for cash or cashier's check in hand, made out to Douglas County Sheriff, subject to redemption, the following described real property:

SEE ATTACHED EXHIBIT "1" COMMONLY KNOWN AS: 242 INDIAN POINT LANE, GLIDE, OR 97443.

Said sale is made pursuant to a Writ of Execution dated the 15<sup>th</sup> day of August, 2017, issued out of the Circuit Court of the State of Oregon for the County of Douglas to me directed in the case of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA; plaintiff, and ARLENE DIAN; PNC BANK, NATIONAL ASSOCIATION; UNITED STATES OF AMERICA; AND OCCUPANTS OF THE PREMISES, defendants.

**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 Douglas County Sheriff 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.

JOHN HANLIN, SHERIFF  
Douglas County, Oregon

By: Kathy A. Cross, Deputy

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## EXHIBIT A

### LEGAL DESCRIPTION:

Parcel 2 of Land Partition No. 2003-0069 as recorded in "Record of Partition Plats", Deed Records of Douglas County, Oregon.

EXCEPTING THEREFROM a portion of Parcel 2 of Land Partition 2003-0069 filed in the Douglas County Clerk Plat Records. Said portion located in the Northeast quarter of Section 11, Township 27 South, Range 3 West, Willamette Meridian, Douglas County, Oregon. Said portion being more particularly described as follows: Beginning at a 5/8" iron rod at the Southeast corner of said Parcel 2; thence running along the Southerly boundary of said Parcel 2 the following: North 77° 02' 55" West 244.66 feet to a 5/8" iron rod, North 88° 34' 33" West 90.50 feet to a 5/8" iron rod, North 73° 30' 54" West 64.15 feet to a 5/8" iron rod, South 53° 55' 42" West 35.00 feet to a 5/8" iron rod, South 59° 57' 14" West 42.19 feet to a 5/8" iron rod and South 59° 03' 29" West 58.34 feet to the Westerly boundary of said Parcel 2; thence running along said Westerly boundary North 40° 51' 51" West 61.99 feet to the adjusted boundary line as shown on Boundary Line Adjustment Map M145-25 filed in the Douglas County Survey Records; thence running along said adjusted boundary line the following: North 80° 54' 53" East 157.38 feet and North 80° 26' 00" East 402.80 feet to a 5/8" iron rod on the Easterly boundary of said Parcel 2; thence along said Easterly boundary the following: South 02° 38' 13" West 48.02 feet to a 5/8" iron rod and South 02° 46' 39" West 94.37 feet to the point of beginning.