

**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 "A" COMMONLY KNOWN AS: 670 CLEVELAND LOOP DRIVE, ROSEBURG, OREGON.

Said sale is made pursuant to a Writ of Execution dated the 30th 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 B2PW PARTNERS, LLC AN OREGON LIMITED LIABILITY COMPANY; plaintiff, and MICHAEL H. HULL, DENISE HULL, AND SHANNON LEE HULL, 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"

A parcel of land lying in Section 31, Township 26 South, Range 6 West, Willamette Meridian, in the County of Douglas and State of Oregon, described as follows:

Beginning at a 5/8 inch iron rod set in the North line of the above said Section 31, from which point the Northwest corner thereof bears North $89^{\circ} 47' 47''$ West 859.27 feet; thence along said North line South $89^{\circ} 47' 47''$ East 535.43 feet; thence South 443.83 feet to a 5/8 inch iron rod set in the Northerly line of a 60 foot road right of way; thence along said Northerly line as follows: Along the arc of a 199.55 foot radius curve to the left (the long chord of which bears South $84^{\circ} 29' 50''$ West 46.81 feet to a 5/8 inch iron rod; South $46^{\circ} 27'$ West 192.40 feet to a 5/8 inch iron rod and South $74^{\circ} 15' 44''$ West 127.90 feet to a 5/8 inch iron rod; thence leaving said Northerly line and running North $18^{\circ} 41' 11''$ West 554.89 feet to the place of beginning.

"FOR INFORMATIONAL PURPOSES ONLY, THE FOLLOWING IS INCLUDED"

T26S, R06W, S31B, TL 700