

**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:

BEGINNING AT A ¾ INCH BOLT IN THE WESTERLY LINE OF MILL STREET FROM WHICH STREET MONUMENT AT THE INTERSECTION OF THE CENTER LINES OF MILL STREET AND SOUTH STREET, CITY OF ROSEBURG, BEARS NORTH 64° 44' EAST 51.18 FEET; THENCE SOUTH 86° 22' WEST 163.28 FEET TO A ¾ INCH IRON ROD IN THE EASTERLY LINE OF SOUTHERN PACIFIC RAILROAD RIGHT OF WAY; THENCE SOUTH 10° 15' 30" EAST 21.75 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A 1-1/2 INCH IRON PIPE; THENCE SOUTH 71° 48' EAST 126.57 FEET TO A 1-1/2 INCH IRON PIPE IN THE WESTERLY LINE OF MILL STREET; THENCE NORTH 28°39' EAST 80.97 FEET ALONG SAID WESTERLY LINE OF MILL STREET TO THE PLACE OF BEGINNING, IN THE CITY OF ROSEBURG, DOUGLAS COUNTY, OREGON. COMMONLY KNOWN AS: 1608 SE MILL STREET, ROSEBURG, OR 97470.

Said sale is made pursuant to a Writ of Execution dated the 18<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"); plaintiff, and SHAWN A. SCOTT, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF KATHY N. SCOTT; JERRY GUNTHER; UNKNOWN HEIRS OF KATHY N. SCOTT; STATE OF OREGON; PARTIES IN POSSESSION, 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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