

**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 EXHIBIT 1; HAVING APN NO. R31741. COMMONLY KNOWN AS: 663 WEST KENWOOD STREET, ROSEBURG, OR 97471-2554.

Said sale is made pursuant to a Writ of Execution dated the 21st 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 NATIONSTAR MORTGAGE LLC; plaintiff, and WAYNE D MADISON, CRYSTAL R MADISON; OCCUPANTS OF THE PROPERTY, 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

Publication: OSSA Internet Website: www.oregonsheriffs.org Newspaper: The News Review

EXHIBIT 1

THE SOUTH 60 FEET OF LOT 2, BLOCK 2, PLEASANT VIEW, ROSEBURG, DOUGLAS COUNTY, OREGON.

BEING THE SAME PARCEL CONVEYED TO WAYNE D. MADISON FROM HERSHEL W. GOBER, ACTING AS SECRETARY OF VETERANS AFFAIRS, BY VIRTUE OF A DEED DATED 7/19/2000, RECORDED 7/21/2000, IN DEED BOOK 1701, PAGE 34, AS INSTRUMENT NO. 2000-15163 COUNTY OF DOUGLAS, STATE OF OREGON.