

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

On the 27th day of February, 2018, 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, APN/PARCEL #R41066, AND COMMONLY KNOWN AS 3525 GLENBROOK LOOP, RIDDLE, OR 97469.

Said sale is made pursuant to a Writ of Execution dated the 8th day of December, 2017, issued out of the Circuit Court of the State of Oregon for the County of Douglas to me directed in the case of U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF PHYLLIS C. CREECH; BOBBY CREECH; JEFF CREECH; ERIC CREECH; TEENA WAGONER; OCCUPANTS OF THE PROPERTY, defendants.

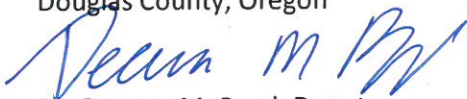
PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

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: Deanna M. Boyd, Deputy

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EXHIBIT "1"

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 39. SAID POINT OF BEGINNING BEARS SOUTH 149.0 FEET AND WEST 159.8 FEET FROM THE QUARTER CORNER COMMON TO SECTION 33 AND 34 OF TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE RUNNING NORTH 87°37' WEST 100.0 FEET ALONG SAID COUNTY ROAD RIGHT OF WAY; THENCE LEAVING SAID COUNTY ROAD RIGHT OF WAY AND RUNNING NORTH 0°23' EAST 187.0 FEET; THENCE SOUTH 89°37' EAST 100.0 FEET THENCE SOUTH 0°23' WEST 187.0 FEET TO THE POINT OF BEGINNING AND ALL SITUATED IN THE EAST HALF OF SAID SECTION 33, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, EXCEPTING THEREFROM ANY OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE LIMITS OF COUNTY ROAD NO. 39.