

**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:

BEGINNING AT A POINT WHICH BEARS NORTH 137 FEET AND EAST 502 FEET FROM THE CORNER COMMON TO SECTIONS 21, 22, 27 AND 28, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE EAST 100 FEET; THENCE SOUTH 50 FEET; THENCE WEST 100 FEET; THENCE NORTH 50 FEET TO THE POINT OF BEGINNING, SITUATED IN LOT 4, GABBERT'S SECOND ADDITION TO THE TOWN OF MYRTLE CREEK, DOUGLAS COUNTY, OREGON.

ALSO, BEGINNING AT A POINT WHICH BEARS NORTH 87 FEET AND EAST 502 FEET FROM THE CORNER COMMON TO SECTIONS 21, 22, 27 AND 28, TOWNSHIP 29 SOUTH, RANGE 5 WEST WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE EAST 100 FEET; THENCE SOUTH 62 FEET; THENCE WEST ALONG THE NORTHERLY RIGHT OF THE WAY LINE OF DIVISION STREET 100 FEET; THENCE NORTH 62 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN LOT 4, GABBERT'S SECOND ADDITION TO THE TOWN OF MYRTLE CREEK, DOUGLAS COUNTY, OREGON.

AND COMMONLY KNOWN AS 305, 311, 313 AND 319 DIVISION STREET, MYRTLE CREEK, OR 97457.

Said sale is made pursuant to a Writ of Execution dated the 9th day of October, 2017, issued out of the Circuit Court of the State of Oregon for the County of Douglas to me directed in the case of UMPQUA BANK, plaintiff, and , DOE 1 AND DOE 2, BEING THE OCCUPANTS OF OR PARTIES IN POSSESSION OR CLAIMING ANY RIGHT TO POSSESSION OF THE REAL PROPERTY COMMONLY KNOWN AS 305 DIVISION STREET, MYRTLE CREEK, OR 97457; DOE 3 AND DOE 4, BEING THE OCCUPANTS OF OR PARTIES IN POSSESSION OR CLAIMING ANY RIGHT TO POSSESSION OF THE REAL PROPERTY COMMONLY KNOWN AS 311 DIVISION STREET, MYRTLE CREEK, OR, 97457; DOE 5 AND DOE 6, BEING THE OCCUPANTS OF OR PARTIES IN POSSESSION OR CLAIMING ANY RIGHT TO POSSESSION OF THE REAL PROPERTY COMMONLY KNOWN AS 313 DIVISION STREET, MYRTLE CREEK, OR, 97347; DOE 7 AND DOE 8, BEING THE OCCUPANTS OF OR PARTIES IN POSSESSION OR CLAIMING ANY RIGHT TO POSSESSION OF THE REAL PROPERTY COMMONLY KNOWN AS 319 DIVISION STREET, MYRTLE CREEK, OR 97457; DOE 9 AND DOE 10, BEING THE UNKNOWN HEIRS AND DEVISEES OF EVERETT CARLETON AND ALSO ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE FIRST AMENDED COMPLAINT HEREIN; UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE; DOUGLAS COUNTY TAX COLLECTOR, DOUGLAS COUNTY OREGON; HOLLY CARLETON; SONJA CARLETON; ROXANNE CARLETON, PERSONALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EVERETT CARLETON; ESTATE OF EVERETT CARLETON; KATHY CARLETON KRAGER; EVERETT E. CARLETON; RONALD CARLETON; LENA JOYCE CARLETON; LINDA GUERRERO; JESSIE CARLETON; CHRISTINE ROMERO; CHRISTOPHER CARLETON; AND RICHARD CARLETON; 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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