

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

On the 17th day of April, 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:

EXHIBIT 1, APN/PARCEL #: R44126, R44134, R44150, R44158 & R44166 AND COMMONLY KNOWN AS:  
138 MINOR DRIVE, GLENDALE, OR 97442

Said sale is made pursuant to a Writ of Execution dated the 6<sup>th</sup> day of February, 2018, 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 NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-7 plaintiff, and THOMAS E LILLIE; NANCY JEAN LILLIE; 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"

## LEGAL DESCRIPTION

### PARCEL ONE:

All of Lots one (1) and two (2) in Block three (3), SETHERS TRACTS, Section four (4), Township thirty- three (33) South, Range six (6) West, of the W.M., Douglas County, Oregon.

### EXCEPT THEREFROM THE FOLLOWING:

Beginning at the most Southerly point of Lot 2; thence North 28° 45' West, 88.1 feet; thence South 88° 57' East 56.3 feet; thence South 10° 40' West 77.5 feet to the point of beginning. All in Lot 2, Block 3 of SETHERS TRACTS, Section 4, Township 33 South, Range 6 West, W.M., Douglas County, Oregon.

### PARCEL TWO:

Lots three (3), four (4) and five (5), Block three (3), SETHERS TRACTS, Douglas County, Oregon.

### EXCEPTING THEREFROM THE FOLLOWING:

Beginning at the most Southerly corner of the said Lot 3, and running thence North 82° 00' East 49.6 feet; thence North 10 0 45' East 3.3 feet; thence North 28° 45' West 88.13 feet; thence South 20° 22' West 90.42 feet; thence South 77° 04 East 17.20 feet; thence North 82° 00' East 7.4 feet to the place of beginning. All being in Lots 3 and 5, Block 3, SETHERS TRACTS, Section 4, Township 33 South, Range 6 West, W.M., Douglas County, Oregon.