

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

On the 22nd day of May, 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, HAVING APN/PARCEL #R53764, AND COMMONLY KNOWN AS: 53 & 55 SOUTHEAST DARRELL AVENUE, WINSTON, OR 97496

Said sale is made pursuant to a Writ of Execution dated the 28th day of March, 2018, issued out of the Circuit Court of the State of Oregon for the County of Douglas to me directed in the case of NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING, plaintiff, and RAYMOND F. LEVERING; WELLS FARGO BANK, NATIONAL ASSOCIATION; OCCUPANTS OF THE PROPERTY LOCATED AT 53 SOUTHEAST DARRELL AVENUE, WINSTON, OR 97496; OCCUPANTS OF THE PROPERTY LOCATED AT 55 SOUTHEAST DARRELL AVENUE, WINSTON, OR 97496, 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 5/8 inch by 24 inch iron rod on the North line of Lot 2, Block 1, Subdivision of Lot 23, Block 3, SUKSDORF COOS JUNCTION ORCHARDS TRACTS, in Section 21, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, from which the Northeast corner of said Lot 2 bears South 89° 44' East 128.82 feet; thence running South 0° 06' 20" East 80.28 feet to a 5/8 inch x 30 inch iron rod; thence running South 89° 38' 20" East 128.12 feet to a 1/2 inch x 30 inch iron rod to a point on the West line of Darrell Avenue said subdivision; thence along said Darrell Avenue South 0° 28' West 24.92 feet to the Southeast corner of Lot 2 said subdivision to a 5/8 inch iron rod; thence running along the South line of said Lot 2 North 89° 36' 55" West 203.4 feet to a 1/2 inch x 2 inch auto spring at the Southwest corner of said Lot 2; thence running North 0° 17' 35" East 104.99 feet to the Northwest corner of said Lot 2 to a 1/2 inch x 2 inch auto spring; thence running South 89° 44' East 74.9 feet along the North line of said Lot 2 to the point of beginning, being situated in Lot 2, Block 1, subdivision of Lot 23, Block 3, of SUKSDORF COOS JUNCTION ORCHARDS TRACTS, in Section 21, Township 28 South, Range 6 West, Willamette Meridian, Douglas County, Oregon.