

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

On the 1<sup>st</sup> 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:

DESCRIBED IN EXHIBIT "1" ATTACHED HERETO, COMMONLY KNOWN AS: 132 I STREET, RIDDLE, OR 97469

Said sale is made pursuant to a Writ of Execution dated the 29<sup>th</sup> day of January, 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 TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST, plaintiff, and STEVEN L. BROWN, AN INDIVIDUAL; JILL TALBURT, AN INDIVIDUAL; S.V. BRADLEY LLC, AN OREGON LIMITED LIABILITY COMPANY; AND ALL OTHER PERSONS, PARTIES, OR OCCUPANTS UNKNOWN CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE TO 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.



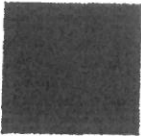
JOHN HANLIN, SHERIFF  
Douglas County, Oregon



By: Deanna M. Boyd, Deputy

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# EXHIBIT 1



The following described property located in the Southwest quarter of Section 24 and the Southeast quarter of Section 23, Township 30 South, Range 6 West, Willamette Meridian, Douglas County, Oregon, more particularly described as the following:

Lots 4, 5, and 6, Block 24, City of Riddle, Douglas County, Oregon.

EXCEPTING THEREFROM the Northwest 2 feet of Lot 4, Block 24, City of Riddle, Douglas County, Oregon.

ALSO EXCEPTING THEREFROM the West 22 feet of Lot 4, Block 24, City of Riddle, Douglas County, Oregon.

TOGETHER WITH that portion of vacated alley adjoining that inured thereto by Ordinance No. 418.

