

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

On the 1st 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 "A" ATTACHED HERETO, COMMONLY KNOWN AS: 3020 FISHER RD ROSEBURG, OR 97470

Said sale is made pursuant to a Writ of Execution dated the 15th 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 LORETTA MAE BLANCK, plaintiff, and REX D. BERGSTROM; LISA I. BERGSTROM, HUSBAND AND WIFE; WELLS FARGO BANK N.A.; WELLS FARGO FINANCIAL NATIONAL BANK; CHASE BANK (USA), N.A.; DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE; TECHBUILT, INC.; STATE OF OREGON, BY AND THROUGH THE OREGON DEPARTMENT OF REVENUE; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THIS COMPLAINT HEREIN, 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: Any purchaser at the sale must be prepared to tender cash or a cashier's check in the sum of \$50,000.00 representing the Defendants' homestead exemption after the credit bid. 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

Publication: OSSA Internet Website: www.oregonsheriffs.org Newspaper: The News Review

EXHIBIT "A"

Lot 5, River Bend Acres, Douglas County, Oregon. Also a 20 foot strip of land along the north side of Lot 5, River Bend Acres, described as beginning at the northeast corner of said Lot 5; thence North 51° 27' West along the north side of said Lot 5, 270 feet to the northwest corner thereof; thence North 38° 33' East 20 feet; thence South 51° 27' East 265.3 feet; thence South 25° 15' West 20.6 feet to the place of beginning.

Subject to:

1. Roads and highways and the rights of the public therein.
2. Right of way, including the terms and provisions thereof, granted by Harry H. Dunning to the California Oregon Power Company, recorded March 26, 1952, in Volume 206, Recorder's No. 138171, Deed Records of Douglas County, Oregon.

STATE OF OREGON |
COUNTY OF DOUGLAS | SS
I, DOYLE SHAYER JR., COUNTY CLERK AND
RECORDER OF CONVEYANCES, DO HEREBY CERTIFY
THAT THIS INSTRUMENT WAS RECORDED

00 OCT -5 AM 10:19

DOYLE SHAYER JR.
DOUGLAS COUNTY CLERK
IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY

BY *[Signature]*
FEE *[Signature]*

HANDED

2000-20385