

**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:

A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A ½ INCH IRON ROD SET IN THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 4-A FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 23 BEARS NORTH 72° 40' 47" EAST 2348.11 FEET; THENCE SOUTH 22° 57' 11" WEST 59.80 FEET; THENCE SOUTH 16° 53' 10" WEST 35.66 FEET; THENCE SOUTH 19° 54' 50" WEST 36.27 FEET; THENCE SOUTH 24° 48' 48" WEST 52.14 FEET TO A ½ INCH IRON ROD, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 24° 48' 48" EAST 52.14 FEET TO A ½ INCH IRON ROD; THENCE NORTH 19° 54' 50" EAST 36.27 FEET TO A ½ INCH IRON ROD; THENCE NORTH 16° 53' 10" EAST 35.66 FEET TO A ½ INCH IRON ROD; THENCE NORTH 22° 57' 11" EAST 59.80 FEET TO A ½ INCH IRON ROD SET IN SAID SOUTHERLY RIGHT OF WAY LINE; SOUTH 64° 22' 30" EAST ALONG SAID RIGHT OF WAY LINE, 95.62 FEET; THENCE ALONG THE EAST LINE OF THE PROPERTY DESCRIBED IN RECORDER'S NO. 80-2022, RECORDS OF DOUGLAS COUNTY, OREGON, SOUTH 15° 04' WEST 70.50 FEET TO A ¾ INCH IRON ROD, SOUTH 2° 30' WEST 42.0 FEET, SOUTH 19° 20' WEST 16.0 FEET, SOUTH 69° 30' EAST 12.0 FEET, AND SOUTH 19° 55' WEST 81 FEET, MORE OR LESS, TO THE CENTER OF DEER CREEK; THENCE LEAVING SAID EAST LINE, NORTH 56° 40' WEST ALONG THE CENTER OF DEER CREEK, 136 FEET, MORE OR LESS, TO A POINT THAT BEARS SOUTH 24° 48' 48" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 24° 48' 48" EAST 4 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXPECTING THEREFROM ANY PORTION LYING WITH PROPERTY DESCRIBED IN QUITCLAIM DEED RECORDED JANUARY 13, 1988, IN BOOK 1008, PAGE 191, RECORDER'S NO. 88-414, RECORDS OF DOUGLAS COUNTY, OREGON. ALSO A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 27 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND BEING THAT PORTION OF THE PROPERTY DESCRIBED IN RECORDER'S NO. 67-440, RECORDS OF DOUGLAS COUNTY, OREGON, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 4-A, FROM WHICH POINT THE NORTH QUARTER CORNER OF SAID SECTION 23 BEARS NORTH 64° 22' 30" WEST ALONG SAID RIGHT OF WAY, 95.62 FEET AND NORTH 72° 40' 47" EAST 2348.11 FEET; THENCE SOUTH 15° 04' WEST 70.50 FEET TO A ¾ INCH IRON ROD; THENCE SOUTH 23° 38' 25" EAST 28.70 FEET TO A ½ INCH IRON ROD; THENCE SOUTH 18° 30' 45" WEST 5.88 FEET TO A ½ INCH IRON ROD; THENCE SOUTH 73° 18' 41" EAST 5.58 FEET TO A ½ INCH IRON ROD; THENCE SOUTH 17° 26' 52" WEST 25.12 FEET TO A ½ INCH IRON ROD; THENCE SOUTH 20° 04' 18" WEST 58.77 FEET TO A ½ INCH IRON ROD; THENCE SOUTH 20° 04' 18" WEST 68.00 FEET TO THE CENTERLINE ON DEER CREEK.

Said sale is made pursuant to a Writ of Execution dated the 12<sup>th</sup> 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 LAKEVIEW LOAN SERVICING, LLC, plaintiff, and ROBERT STEWART; SUSAN STEWART; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 745 BUCKHORN RD, ROSEBURG, OR 97470, defendants.

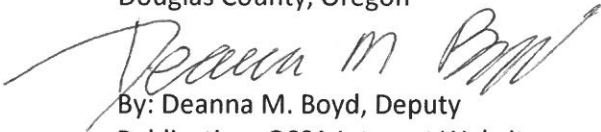
PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

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

A handwritten signature in cursive script, appearing to read "Deanna M. Boyd", is written over the typed name.

By: Deanna M. Boyd, Deputy

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