

**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:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF LAND DESCRIBED IN DEED TO THOMAS P. MALLORY AND WIFE, BY RECORDER'S NO. 66-1909, RECORDS OF DOUGLAS COUNTY, OREGON, SAID POINT BEING NORTH 2726.82 FEET AND NORTH 87° 41' WEST 131 FEET FROM THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE NORTH 87° 41' WEST ALONG THE NORTHERLY LINE OF SAID MALLORY LANDS, 127.6 FEET TO THE EASTERLY LINE OF LANDS CONVEYED TO LYNN E. CHAPMANN BY RECORDER'S NO. 221451, DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG THE SAID LYNN E. CHAPMAN PROPERTY LINE, SOUTH 4° 39' WEST 72.2 FEET AND NORTH 85° 21' WEST 197.6 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 227; THENCE SOUTH 22° 19' WEST ALONG SAID HIGHWAY RIGHT OF WAY LINE, 12.6 FEET TO THE NORTHWEST CORNER OF LANDS CONVEYED TO BERT W. CHAPMAN AND WIFE, BY RECORDER'S NO. 221468, DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG SAID BERT W. CHAPMAN PROPERTY LINE, SOUTH 85° 21' EAST 201.4 FEET AND SOUTH 4° 39' WEST 100.2 FEET; THENCE RUNNING SOUTH 85° 21' EAST 167.9 FEET TO THE SOUTHEAST CORNER OF LANDS CONVEYED TO AUDLEY THEODORE LLOYD AND WIFE, BY RECORDER'S NO. 304133, DEED RECORDS OF DOUGLAS COUNTY, OREGON; THENCE ALONG SAID LLOYD PROPERTY LINE AS DESCRIBED BY RECORDER'S NO. 65-8776, RECORDS OF DOUGLAS COUNTY, OREGON, NORTH 87° 41' WEST 30.8 FEET AND NORTH 88 FEET TO THE POINT OF BEGINNING. COMMONLY KNOWN AS: 7187 TILLER TRAIL HWY, CANYONVILLE, OREGON 97417

Said sale is made pursuant to a Writ of Execution dated the 21st 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 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, plaintiff, and DAVID A. NAYLOR, SR.; PROGRESSIVE CLASSIC INSURANCE COMPANY; STATE OF OREGON; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LEIN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 7187 TILLER TRL HWY, CANYONVILLE, OREGON 97417, defendants.

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

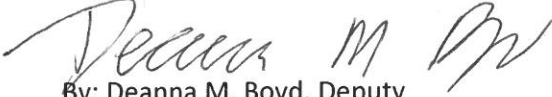
Before bidding at the sale, a prospective bidder should independently investigate:

- (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".

By: Deanna M. Boyd, Deputy

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