

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

On the 19th day of June, 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:

PARCEL I.

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL BAR SET ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 161 FROM WHICH THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 30 SOUTH, RANGE 5 WEST OF WILLAMETTE MERIDIAN, IN DOUGLAS COUNTY, OREGON, BEARS WEST 318.70 FEET AND SOUTH 20.00 FEET; THENCE NORTH 212.40 FEET; THENCE EAST 216.10 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 161; THENCE SOUTH 1° 00' WEST ALONG SAID RIGHT OF WAY LINE 15.80 FEET TO THE POINT OF CURVATURE; THENCE ALONG A CURVE HAVING A RADIUS OF 63.00 FEET TO THE POINT OF TANGENCY ON THE NORTH RIGHT OF WAY LINE, THE LENGTH OF CURVE BEING 128.99 FEET; THENCE WEST 150.8 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE PLACE OF BEGINNING.

PARCEL II.

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS :

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 161. SAID POINT OF BEGINNING BEARS EAST 534.8 FEET AND NORTH 232.4 FEET FROM THE CORNER COMMON TO SECTIONS 14, 15, 22 AND 23 TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE RUNNING NORTH 1° 00' EAST 245.0 FEET ALONG THE WEST RIGHT OF WAY LINE OF SAID COUNTY ROAD; THENCE LEAVING SAID ROAD AND RUNNING NORTH 89° 00' WEST 193.8 FEET; THENCE SOUTH 1° 00' WEST 248.5 FEET; THENCE EAST 193.8 FEET TO THE POINT OF BEGINNING ALL SITUATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 30 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

COMMONLY KNOWN AS, 1166 NORTH GAZLEY ROAD, MYRTLE CREEK, OREGON 97457

Said sale is made pursuant to a Writ of Execution dated the 2nd day of May, 2018, issued out of the Circuit Court of the State of Oregon for the County of Douglas to me directed in the case of OREGON COLLECTIONS, INC., ASSIGNEE OF HUDSON & KEYSE, LLC, plaintiff, and VERNON W. LOWRY, defendants.

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

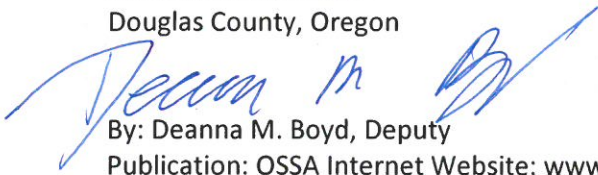
Before bidding at the sale, a prospective bidder should independently investigate:

- (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 blue ink, appearing to read "Deanna M. Boyd", is written over the typed name.

By: Deanna M. Boyd, Deputy

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