

**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:

EXHIBIT 1, APN/PARCEL # R51720, AND COMMONLY KNOWN AS: 380 MORGAN, WINSTON, OR 97496

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 BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF BILLIE G. BEAIRD AKA BILLIE GENE BEAIRD; MELISSA CARLENE BEAIRD AKA MELISSA C. BEAIRD; CRYSTAL BEAIRD; UNITED STATES OF AMERICA; OCCUPANTS OF 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 in Section 21, Township 28 South, Range 6 West, Willamette Meridian, and being a portion of Lot 2, Glen D. Hart Tracts, Douglas County, Oregon:

Beginning at a 2" iron pipe at the initial point of Winston View Home Sites, Douglas County, Oregon, being the northeast corner of the Arie and Agnes Roth property as described in Recorder's No. 73-13909, records of Douglas County, Oregon; thence South along the west right of way line of Morgan Avenue 90.04 feet to a 1/2" iron rod and the TRUE POINT OF BEGINNING; thence continuing South along said west right of way line, 90.04 feet to the south line of that property deeded to Billie G. Beard and wife by Recorder's No. 77-21043, records of Douglas County, Oregon; thence North 89° 54' 31" West 84.75 feet along the South line of the Beard property to the west line of the east one-half of Lot 2, Glen D. Hart Tract; thence North 90.04 feet along said west line to a 1/2" iron rod marking the southwest corner of property deeded to Jesse Glen York and wife, by Recorder's No. 77-21108, records of Douglas County Oregon; thence South 89° 54' 31" East 84.75 feet along the south line of the York property to the place of beginning.