

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

On the 12th 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 #R51417, AND COMMONLY KNOWN AS: 305 KRUSE STREET, SUTHERLIN, OR 97479.

Said sale is made pursuant to a Writ of Execution dated the 6th day of April, 2018, issued out of the Circuit Court of the State of Oregon for the County of Douglas to me directed in the case of WELLS FARGO BANK, NA, plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF GEROLD W MARSHALL; ROBERT M. MARHSALL; LAREE HYDER; 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

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

EXHIBIT "1"

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 2, SUNNYSIDE TERRACE, A SUBDIVISION IN LOT 5, BLOCK 3, PLAT "O" SUTHERLIN LAND AND WATER COMPANY, DOUGLAS COUNTY, OREGON; THENCE SOUTH 77° 04' WEST 100.00 FEET ALONG THE NORTHERLY LINE OF SAID LOT 1 TO A POINT; THENCE SOUTH 12° 56' EAST, PARALLEL TO THE EASTERLY LINE OF SAID LOT 1, 50.00 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE NORTH 77° 04' EAST ALONG SAID SOUTHERLY LINE 100.00 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE NORTH 12° 56' WEST ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING, BEING THE EASTERLY 100.00 FEET OF LOT 1, SUNNYSIDE TERRACE, DOUGLAS COUNTY, OREGON.

THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.