

**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:

SEE EXHIBIT "A" AND COMMONLY KNOWN AS: 181 GLENDALE TOWN RD, GLENDALE, OR 97442-9670

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 WELLS FARGO BANK, N.A., plaintiff, and LEAH A. SARGENT; JOSHUA M. BIRDSALL; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 181 GLENDALE TOWN RD, GLENDALE, OR 97442-9670, 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 "A"

Order#: 170364992

A triangular shaped tract of land situated in the Southwest quarter of the Northwest quarter of Section 4, Township 33 South, Range 6 West, of the W.M., Douglas County, Oregon, more particularly described as follows, to-wit: Beginning at a point located on the South line of the Pacific Avenue of the City of Glendale, extended easterly 370 feet from the intersection of the East line of Mollie Street with the South line of Pacific Avenue; thence running South $66^{\circ}15'$ East following said South line of Pacific Avenue extended Easterly 181 feet to a point; thence North $10^{\circ}15'$ West 145 feet to a point on the South boundary of the County Road; thence South 47° West 67 feet to a point; thence South 66° West 52.5 feet to a point; thence West 42.9 feet to a point; thence South 3 feet to the place of beginning.

Also a tract of land situated in the Southwest quarter of the Northwest quarter of Section 4, Township 33 South, Range 6 West of the W.M., Douglas County, Oregon, more particularly described as follows, to-wit: Beginning at a point located on the South line located on the South line of Pacific Avenue extended Easterly 551.1 feet distant from the intersection of the South line of Pacific Avenue with the East line of Mollie Street of the City of Glendale; running thence Easterly along said line extended a distance of 193.6 feet to a point; thence North 99.3 feet to a point; thence North $46^{\circ}45'$ West 236 feet to a point; thence South $52^{\circ}21'$ West 60.8 feet to a point; thence South $10^{\circ}15'$ East 145.2 feet to the place of beginning.