

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

On the 21st day of August, 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" ATTACHED HERETO, AND COMMONLY KNOWN AS: 644 WEST BALLF STREET, ROSEBURG, OR 97470

Said sale is made pursuant to a Writ of Execution dated the 18th 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 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, plaintiff, and ESTATE OF HELEN M. CAGLE, AN ESTATE; CYNTHIA CANEPA, AN HEIR; UNKNOWN HEIRS OF HELEN M. CAGLE, HEIRS; AND ALL OTHER PERSONS, PARITES, OR OCCUPANTS UNKNOWN CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE TO THE PROPERTY, defendants.

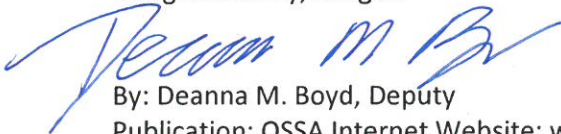
PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

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"

Legal Description

Lot 5, Block 1, Brown's Fair Acres, in the City of Roseburg, Douglas County, Oregon.