

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

On the 10th day of July, 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:

ATTACHED EXHIBIT 1, APN/PARCEL #: R12258, AND COMMONLY KNOWN AS: 18124 STATE HWY 42, CAMAS VALLEY, OR 97416

Said sale is made pursuant to a Writ of Execution dated the 25th 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 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUDVIEW HOME LOAN TRUST 2006-OPT2, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT2, plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF JOSE D. MOLERO; NORMA B. MOLERO AKA NORMA BEATRIZ BELLO-MOLERO; OCCUPANTS OF THE PROPERTY, defendants.

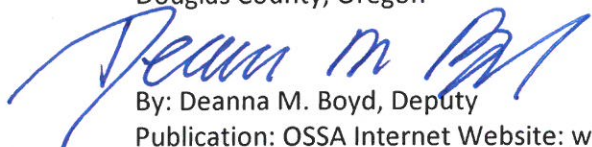
PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

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 "

A parcel of land in Section 20, Township 29 South, Range 8 West, W.M., Douglas County, Oregon, and more particularly described as: Beginning at a 5/8" iron rod with cap in a fence line from which point the East quarter corner of Section 20, Township 29 South, Range 8 West, W.M., Douglas County, Oregon, bears North 89°46'34" East 459.68 feet, South 0°22'58" East 1328.43 feet and North 89°27'20" East 1327.54 feet, said point also on that line described in Douglas County Deed Records, Volume 958, Page 480; thence along said fence line and line described in Volume 958, Page 480, South 89°46'34" West 788.42 feet to a 5/8" iron rod with cap in the Easterly right of way of Oregon State Highway #42; thence North 27°59'48" East 401.59 feet along said right of way to the intersection with the center line of a creek; thence leaving said right of way along the center line of a creek described in Volume 960, Page 143, the following courses: North 66°43' East 26.6 feet, South 62°57' East 106.5 feet, South 89°49' East 77.9 feet, North 57°35' East 78.2 feet and North 83°40' East 135.02 feet; thence leaving said creek South 130.16 feet to a 5/8" iron rod with plastic cap; thence East 202.50 feet to a 5/8" iron rod with cap; thence South 240.00 feet to the point of beginning. EXCEPTING THEREFROM that part conveyed to the State of Oregon, Department of Transportation by deed recorded in Book 1070, Page 758, Recorder's No. 89-12472, records of Douglas County, Oregon.

TOGETHER WITH an easement for spring house and waterline as set forth in Major Land Partition, Recorder's No. 86-16067, records of Douglas County, Oregon.