

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

On the 17th 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:

PARCEL A: A PORTION OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT 5/8 INCH IRON ROD ON THE SOUTHERLY RIGHT OF WAY LINE OF 12 FOOT ROAD EASEMENT, FROM WHICH POINT OF BEGINNING THE SECTION COMER COMMON TO SECTIONS 8,9,16, TOWNSHIP 22 SOUTH, R 9 W, WILLAMETTE MERIDIAN BEARS NORTH 71 DEGREES 15' WEST 16.7 FEET, NORTH 14 DEGREES 50' EAST 887.10 FEET, AND NORTH 1741.1 FEET; THENCE ALONG THE ABOVE SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 71 DEGREES 15' EAST 93.64 FEET TO 5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 22 DEGREES 23' WEST 157.80 FEET TO A POINT ON THE HIGH WATER LINE OF THE UMPQUA RIVER; THENCE DOWNSTREAM ALONG SAID HIGH WATER LINE NORTH 60 DEGREES 05' 20" WEST 85.26 FEET; THENCE NORTH 18 DEGREES 45' EAST 140.98 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.30 ACRES OF LAND, MORE OR LESS, AND COMMONLY KNOWN AS: 220 LONG PRAIRIE LANE, SCOTTSBURG, OR 97473

Said sale is made pursuant to a Writ of Execution dated the 1st day of June, 2018, issued out of the Circuit Court of the State of Oregon for the County of Douglas to me directed in the case of BANK OF AMERICA, N.A., plaintiff, and PATRICK R. DAWES; MARY M. BURGET; ACCOUNTS RECEIVABLE, INC.; STATE OF OREGON; CAVALRY PORTFOLIO SERVICES; RAY KLEIN INC. D/B/A PROFESSIONAL CREDIT SERVICE; OREGON DEPARTMENT OF REVENUE; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 220 LONG PRAIRIE LANE, SCOTTSBURG, OR 97473, defendants.

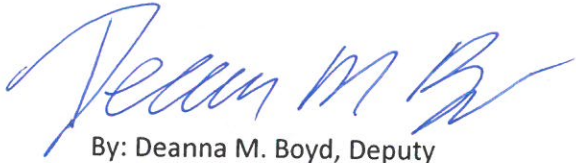
PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

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

A handwritten signature in blue ink, appearing to read "Deanna M. Boyd". The signature is fluid and cursive, with the first name being the most prominent.

By: Deanna M. Boyd, Deputy

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