

**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, APN/PARECEL #: R40266 AND COMMONLY KNOWN AS: 141 FAVER DRIVE, RIDDLE, OR 97469

Said sale is made pursuant to a Writ of Execution dated the 29th 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 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUST ADMINISTRATOR, ON BEHALF OF THE HOLDERS OF THE MORTGAGE- BACKED PASS-THROUGH CERTIFICATES, SERIES 2002-5, plaintiff, and THE UNKNOWN HEIRS AND DEVISEES OF HENRY H. MOORE; JEANIE P. MOORE; STATE OF OREGON; 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

COMMENCING AT A 5/8 INCH IRON ROD FROM WHICH THE QUARTER CORNER COMMON TO SECTIONS 32 AND 33, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, BEARS SOUTH 76°57' 39" WEST 252.42 FEET; THENCE NORTH 0°09' 13" WEST 94.0 FEET ALONG THE EAST LINE OF FAVER DRIVE TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°09' 13" WEST 446.24 FEET ALONG SAID EAST LINE; THENCE NORTH 89°47' 27" EAST 125.0 FEET; THENCE SOUTH 0°09' 13" EAST 446.37 FEET; THENCE SOUTH 89°50' 47" WEST 125.0 FEET TO THE POINT OF BEGINNING.