

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

On the 14th day of May, 2019, 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 1: BEGINNING AT A POINT WHICH SOUTH 230.0 FEET AND EAST 835.0 FEET FROM THE NORTHWEST CORNER OF THE JOSEPH HOLMAN DONATION LAND CLAIM NO. 37, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE EAST 140.25 FEET TO THE CENTER OF THE COUNTY ROAD; THENCE SOUTH 3° 45' WEST 100.2 FEET ALONG THE CENTER LINE OF SAID ROAD; THENCE WEST 168.7 FEET; THENCE NORTH 50.0 FEET; THENCE EAST 35.0 FEET; THENCE NORTH 50.0 FEET TO THE POINT OF BEGINNING, IN SECTION 19, TOWNSHIP 25, SOUTH, RANGE 5 WEST, EXCEPTING THEREFROM THAT PART OF THE ABOVE DESCRIPTION CONTAINED IN THE COUNTY ROAD RIGHT OF WAY, DOUGLAS COUNTY, OREGON.

PARCEL 2: BEGINNING AT A POINT WHICH IS 230 FEET SOUTH AND 800 FEET EAST OF THE NORTHWEST CORNER OF THE JOSEPH HOLMAN DONATION LAND CLAIM NO. 37, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN; THENCE EAST 35 FEET; THENCE SOUTH 50 FEET; THENCE WEST 35 FEET; THENCE NORTH 50 FEET TO THE PLACE OF BEGINNING, IN SECTION 19, TOWNSHIP 25 SOUTH, RANGE 5 WEST FO WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, AND COMMONLY KNOWN AS: 751 SOUTH COMSTOCK ROAD, SUTHERLIN, OR 97479.

Said sale is made pursuant to a Writ of Execution dated the 19th day of February, 2019, issued out of the Circuit Court of the State of Oregon for the County of Douglas to me directed in the case of FIRST COMMUNITY CREDIT UNION, plaintiff, and ALL UNKNOWN HEIRS AND DEVISEES OF CHRIS C. NELSON, A DECEASED INDIVIDUAL; ALL UNKNOWN HEIRS AND DEVISEES OF DONNA J. NELSON, A DECEASED INDIVIDUAL; OREGON FIRST COMMUNITY CREDIT UNION; AND ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTERET IN THE REAL PROPERTY KNOWN AS 751 SOUTH COMSTOCK ROAD, SUTHERLIN, OR 97479, defendants.

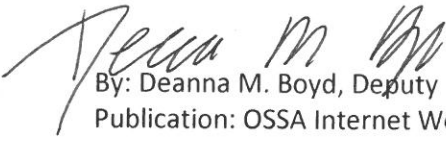
PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

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 black ink, appearing to read "Deanna M. Boyd". The signature is written in a cursive style with a large initial "D".

By: Deanna M. Boyd, Deputy

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