

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

On the 11th day of June, 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:

LOT 14, OAK KNOLLS ESTATES, TOGETHER WITH AN UNDIVIDED 1/39<sup>TH</sup> INTEREST IN TRACT "A" IN SAID PLAT, DOUGLAS COUNTY, OREGON. TAX PARCEL NUMBER: R30756, AND COMMONLY KNOWN AS: 70 N. RIVER DRIVE, ROSEBURG, OREGON 97470.

Said sale is made pursuant to a Writ of Execution dated the 12th day of April, 2019, 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.; VENTURES TRUST 2013 I-H-R BY MCM CAPITAL PARTNERS, LLC, ITS TRUSTEE, A LIMITED LIABILITY COMPANY, plaintiff, and REBECCA A. GUERIN; FRED T. GUERIN; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; COUNTRYWIDE BANK, N.A.; AARON GIBBY; LARRY W. SHIELDS, DBA SHIELDS PLUMBING; UNITED STATES OF AMERICA, DEPARTMENT OF JUSTICE; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE PROPERTY DESCRIBED, defendants.

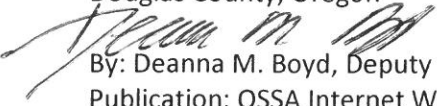
**PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY**

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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