

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

On the 10th day of September, 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:

ATTACHED EXHIBIT 1, APN/PARCEL #R45964 AND R45992, AND COMMONLY KNOWN AS: 1977 W DUKE RD, SUTHERLIN, OR 97479

Said sale is made pursuant to a Writ of Execution dated the 26th day of June, 2019, 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 INDENTURE TRUSTEE FOR AMERICAN HOME MORTGAGE INVESTMENT TRUST 2007-1, plaintiff, and JIM D. SPERLICH; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, defendants.

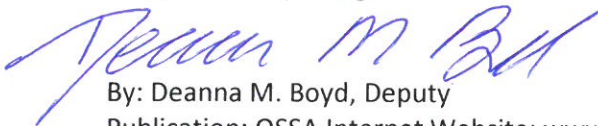
PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

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"

LEGAL DESCRIPTION

PARCEL 1:

Beginning at a point on the center line of Duke County Road, which is the Southeast corner of Lot 3, Block 1, Plat M, Sutherlin Land and Water Co., thence North 1° 22' East 367.84 feet to an iron rod set in the ground at the Northeast corner of lands conveyed to Ella Mae Fenton, in Book 238, Page 779, Records of Douglas County, Oregon, Recorder's No. 188876; thence North 88° 38' West along the North line of said Fenton property 550 feet to a point on the center line of a County Road; thence South 1° 22' West 395.75 feet to the point of Junction of Duke Road and a County Road, being the Southwest corner of Lot 3, of Block 1, said Plat M; thence North 88° 28' East 551 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying Westerly of the following described line:

Beginning at a point in the center line of Duke Road on the South line of said Lot 3 from which the Southeast corner of said Lot 3 bears North 88° 28' East 344.4 feet; thence North 1° 22' East 385.30 feet more or less to a point on the North line of property conveyed to Ellamae Fenton, in Book 238, Page 779, Recorder's No. 188876, records of Douglas County, Oregon and the end of said line.

ALSO EXCEPTING that portion lying within Duke Road.

PARCEL 2:

All that portion of the West half of Lot 4, Block 1, in Plat M of the Sutherlin Land and Water Company, Douglas County, Oregon, more fully described as follows:

Beginning at point on the center line of Duke County Road, which is the Southeast corner of Lot 3, Block 1, Plat M, Sutherlin Land and Water Company; thence North 1° 22' East 367.84 feet to an iron rod set in the ground in the Northeast corner of lands conveyed to Ella Mae Fenton, in Book 238, Page 779, records of Douglas County, Oregon, Recorder's No. 188876; thence South 88° 38' 00" East 15.00 feet; thence South 1° 22' 00" West 367.08 feet; thence South 88° 28' 00" West 15.02 feet to the place of beginning.

EXCEPTING that portion lying within Duke Road.