

**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:

BEGINNING AT A POINT ON THE WEST LINE OF SECTION 26, FROM WHICH POINT THE SECTION CORNER OF SECTIONS 22, 23, 26 AND 27, TOWNSHIP 26 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, BEARS NORTH 1° 53' 11" EAST 904.88. FEET, WHICH POINT IS A 5/8 INCH IRON ROD; THENCE SOUTH 1° 53' 11" WEST 211.48 FEET ALONG THE WEST LINE OF SECTION 26 TO A 5/8 INCH IRON ROD; THENCE SOUTH 88° 06' 32" EAST 1,106.60 FEET TO A 5/8 INCH IRON ROD; THENCE 73.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 167.12 FEET THE CHORD OF WHICH IS NORTH 13° 47' 20" WEST 72.90 FEET WHICH POINT IS A 5/8 INCH IRON ROD; THENCE NORTH 26° 23' 12" WEST 153.22 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 87° 45' WEST 1,014.35 FEET TO THE PLACE OF BEGINNING, ALL LYING IN SECTION 26, TOWNSHIP 26 SOUTH, RANGE 7 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, AND COMMONLY KNOWN AS: 84 MOUNTAIN DRIVE, ROSEBURG, OR 97471.

Said sale is made pursuant to a Writ of Execution dated the 29th day of July, 2019, issued out of the Circuit Court of the State of Oregon for the County of Douglas to me directed in the case of WELLS FARGO BANK, N.A, plaintiff, and MATTHEW D. GARRETT; JENNIFER L. GARRET; OREGON STATE CREDIT UNION F/K/A OSU FEDERAL CREDIT UNION; CASCADE COLLECTIONS, INC.; BANK OF AMERICA, N.A.; PARTIES IN POSSESSION, defendants.

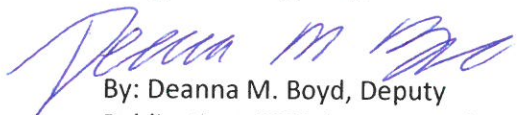
PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

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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