

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

On the 5<sup>th</sup> day of October 2021, 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 of Partition Plat No. 2018-0005, Surveyor's Records of Douglas County, Oregon. Recorder's Instrument No. 2018-003370 and Amended by Affidavit of Correction, Recorder's No. 2018-004715, Records of Douglas County, Oregon.

ALSO, that portion of Parcel 2 of Partition Plat No. 2018-0005, Surveyor's Records of Douglas County, Oregon. Recorder's Instrument No. 2018-003370, described as follows:

Beginning at a 5/8 inch iron rod with a Red Plastic Cap marked "SWEEDEN LS 2752" being an angle point in the common line between Parcels 1 and 2, Partition Plat No. 2018-0005 and a point in the Easterly line of the lease site as surveyed per County Survey 65/32-8, said iron rod being South 01° 00' 02" West 610.49 feet and North 89° 29' 06" West 88.67 feet from the aluminum cap marking the center quarter corner of Section 29, Township 29 South, Range 5 West, Willamette Meridian; thence leaving said common line and along the Easterly line of the lease site as surveyed in County Survey 65/32-8, South 00° 03' 45" East 13.62 feet to a 5/8 inch iron rod with an Orange Plastic Cap at the Southeast corner of County Survey 65/32-8; thence departing from the lines as surveyed per County Survey 65/32-8, South 70° 11' 46" West 59.97 feet to a 5/8 inch x 30 inch iron rod with a Red Plastic Cap marked "SWEEDEN LS 2752"; thence North 19° 45' 36" West 41.94 feet to a 5/8 inch x 30 inch iron rod with a Red Plastic Cap marked "SWEEDEN LS 2752" set at a point in the West line of County Survey 65/32-8, being also the Southeast corner of Parcel 2, Land Partition Plat No. 1994-0029 and an angle point in the common line between Parcels 1 and 2, Partition Plat No. 2018-0005; thence along said common line and Easterly line of Parcel 2, Partition Plat No. 1994-0029, North 00° 30' 54" East 31.42 feet to a point being the Southwest corner of Parcel 3, Partition Plat No. 1994-0029; thence continuing along said common line, the Southerly line of Parcel 3, Partition Plat No. 1994-0029 and Easterly extension thereof, South 89° 29' 06" East 70.27 feet to a 5/8 inch iron rod being the Northeast corner of the lease site as surveyed in County Survey 65/32-8 and being an angle point in the common line of Parcels 1 and 2, Partition Plat No. 2018-0005; thence continuing along said common line and the Easterly line of County Survey 65/32-8, South 00° 03' 45" East 36.32 feet to the 5/8 inch x 30 inch iron rod with a Red Plastic Cap marked "SWEEDEN LS 2752" the point of beginning.

"FOR INFORMATIONAL PURPOSES ONLY, THE FOLLOWING IS INCLUDED" 29-05W-29-00203, 00203-A1 & 00203-A2

AND COMMONLY KNOWN AS: 0 BOOMER HILL RD, MYRTLE CREEK, OR 97457

Said sale is made pursuant to a Writ of Execution dated the 24<sup>th</sup> day of August, 2021, issued out of the Circuit Court of the State of Oregon for the County of Douglas case number 21CV13112 to me directed in the case of GOLDEN GATE PROPERTIES, LLC, AN OREGON LIMITED LIABILITY COMPANY, plaintiff, and A.I. CONSULTING GROUP, LLC A CALIFORNIA LIMITED LIABILITY COMPANY, 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.

NOTICE TO DEBTOR, READ THIS SECTION CAREFULLY: You should be careful about offers to sell rights to surplus funds. You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950(4). If you transfer or sell your right to redemption, you might not have the right to surplus funds.

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. Stone, Deputy

Publication: OSSA Internet Website: [www.oregonsheriffs.org](http://www.oregonsheriffs.org) Newspaper: The Roseburg Beacon