

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

On the 25th day of January 2022, 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:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 30 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 2.27 CHAINS EAST OF THE QUARTER SECTION CORNER BETWEEN SECTIONS 34 AND 35; THENCE SOUTH 20 CHAINS; THENCE EAST 13 CHAINS AND 75 LINKS; THENCE NORTH 38 CHAINS AND 12 LINKS; THENCE WEST 13 CHAINS AND 75 LINKS; THENCE SOUTH 18 CHAINS AND 12 LINKS TO THE PLACE OF BEGINNING. ALSO A STRIP 50 YARDS WIDE ALONG THE WEST SIDE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35, ALL IN DOUGLAS COUNTY, OREGON. EXCEPT THAT PORTION SOLD TO J.C. HACKETT AND CHESTER E. HACKETT RECORDED IN BOOK 594, PAGE 37, RECORDS OF DOUGLAS COUNTY, OREGON, OREGON, RECORDER'S NO. 76-03356. AND EXCEPT THAT PORTION SOLD TO ALLEN L. KING AND Lyla M. KING, HUSBAND AND WIFE, RECORDED IN BOOK 596, PAGE 346, RECORDS OF DOUGLAS COUNTY, OREGON, RECORDER'S NO. 76-05067, AND COMMONLY KNOWN AS: 720 SHOESTRING ROAD, RIDDLE, OR 97469

Said sale is made pursuant to a Writ of Execution dated the 8th day of December, 2021, issued out of the Circuit Court of the State of Oregon for the County of Douglas case number 19CV38528 to me directed in the case of NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, plaintiff, and UNKNOWN HEIRS AND DEVISEES OF JASPER L. KING, A DECEASED INDIVIDUAL; LORRIE LYNN KING AKA LORRIE LYNN FOTHERGILL AKA LORRIE L. WILBANKS, AS POTENTIAL HEIR TO THE ESTATE OF JASPER L. KING, A DECEASED INDIVIDUAL; AND ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 720 SHOESTRING ROAD, RIDDLE, OR 97469, 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

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