

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

On the 11th day of October 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:

BEGINNING at a 5/8 inch iron rod which bears South 0° 51' 30" East 270.0 feet from the Northeast corner of the J. Gillham Donation Land Claim No. 46, Township 26 South, Range 7 West, Willamette Meridian, Douglas County, Oregon; thence South 89° 08' 30" West 214.85 feet to a 5/8 inch iron rod; thence South 89° 08' 30" West 1364.12 feet to a 5/8 inch iron rod set in the East line of County Road No. 13; thence on said East line, along an irregular curve to the left, the long chord of which bears North 19° 32' 30" West 233.38 feet to a 5/8 inch iron rod; thence North 26° 19' East 55.0 feet to a 3/4 inch iron rod; thence South 89° 53' 30" East 1611.14 feet to a 1 1/2 inch iron pipe; thence South 44° 57' East 109.50 feet to a 3/4 inch iron rod and 115 feet to the low bank of the Umpqua River; thence upstream along said low bank 150 feet to a point which bears South 44° 57' East from the point of beginning; thence North 44° 57' West 45 feet, more or less, to the point of beginning. The above described parcel lies in Lot 7, Section 24, Township 26 South, Range 7 West, Willamette Meridian, Douglas County, Oregon, and the J. Gillham Donation Land Claim No. 46, in Section 24, Township 26 South, Range 7 West, Willamette Meridian, Douglas County, Oregon.

AND COMMONLY KNOWN AS: 5371 MELQUA RD, ROSEBURG OR 97470

Said sale is made pursuant to a Writ of Execution dated the 10th day of August 2022, issued out of the Circuit Court of the State of Oregon for the County of Douglas case number 16CV33709 to me directed in the case of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-45T1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-45T1, plaintiff, and DARYL L RICHARDSON, JANET L RICHARDSON; DARYL L. RICHARDSON AND JANET L. RICHARDSON, TRUSTEES OF THE RICHARDSON FAMILY REVOCABLE TRUST DATED JANUARY 21, 2005, JERRY C REEVES, GAYLE REEVES, STANLEY C KENNEDY ENTERPRISES, INC., DBA KENNEDY CONSTRUCTION COMPANY AND KENNEDY RESTORATION, BIG BLUE CAPITAL PARTNERS, LLC, KENNEDY NOTE LLC, OCCUPATNS OF THE SUBJECT REAL PROPERTY, 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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