

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

On the 6<sup>th</sup> day of December 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: ATTACHED AS EXHIBIT 1, AND COMMONLY KNOWN AS: 18671 STATE HWY 42, CAMAS VALLEY, OREGON

Said sale is made pursuant to a Writ of Execution dated the 11<sup>th</sup> day of October 2022, issued out of the Circuit Court of the State of Oregon for the County of Douglas case number 21CV40123 to me directed in the case of JAMES GORDY, plaintiff, and CHARLES GORDY AND SHERYL GORDY, 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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**EXHIBIT A**

**LEGAL DESCRIPTION:**

**BEGINNING** at the Northeast corner of the Alston Martindale DLC No. 42 in Section 20, Township 29 South, Range 8 West, Willamette Meridian; running thence Southeast 16 rods to a stone, said point being 39 rods from the North line of the Southwest quarter of Section 20; thence East 230 feet; thence North 9° East 90 feet; thence North 82° East 390 feet, more or less, to the Westerly right of way of the Roseburg-Coos Bay Highway #42; thence South 29° 33' West 1150 feet, more or less, to intersect small creek; thence following said creek North 67° 30' West 290 feet, more or less, to the East line of the Martindale DLC No. 42 and center of the County Road; thence North 860 feet, more or less, to the Northeast corner of said DLC and the place of beginning, and situated in Section 20, Township 29 South, Range 8 West, Willamette Meridian, Douglas County, Oregon.

Excepting therefrom that portion deeded to the State of Oregon, by and through its Department of Transportation, Highway Division in Book 1058, at Page 413, as Recorder's No. 89-06406.