

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

On the 6th 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: LOT 25, RIVER VIEW SUBDIVISION, PHASE 1, DOUGLAS COUNTY, OREGON, AND COMMONLY KNOWN AS: 161 UMPQUA VIEW DR, ROSEBURG, OR 97471.

Said sale is made pursuant to a Writ of Execution dated the 12th day of October 2022, issued out of the Circuit Court of the State of Oregon for the County of Douglas case number 21CV45979 to me directed in the case of VILLAGE CAPITAL & INVESTMENT, LLC, plaintiff, and UNKNOWN HEIRS AND DEVISEES OF CYNTHIA KOHLER, A DECEASED INDIVIDUAL; AND ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 161 UMPQUA VIEW DR, ROSEBURG, OR 97471, 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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