

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

On the 2nd day of April 2024, 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 EXHIBIT 1, AND COMMONLY KNOWN AS 493 TENMILE VALLEY RAD, TENMILE, OR 97481

Said sale is made pursuant to a Writ of Execution dated the 7th day of February 2024, issued out of the Circuit Court of the State of Oregon for the County of Douglas case number 23CV17636 to me directed in the case of MORTGAGE ASSETS MANAGEMENT, LLC, plaintiff, and CURTIS L STOOKEY AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LAVETA M. ST. CLAIR; ROSALEA E. CAVE; CRYSTLE ALFREY; KENNETH FISHER; JOSEPH O'DELL; KEITH O'DELL; SHIRA RANDALL; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION; UNITED STATES OF AMERICA; OCCUPANTS OF THE 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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EXHIBIT “ 1 ”

Exhibit "A"

Real property in the County of Douglas, State of Oregon, described as follows:

Beginning at a point distant South 1° 07' 45" East 245.46 feet and North 89° 42' 15" East 318 feet from the Northeast corner of lands conveyed to Joe Martin and wife by Volume 159, Recorder's No. 82584, Deed Records of Douglas County, Oregon, said calls being measured first along the Easterly line of the aforesaid Martin property and secondly parallel with the Southerly right of way line of Motts Road; thence South 1° 07' 45" East 685 feet more or less parallel with the Easterly line of the aforesaid Martin property to a point on the Northerly right of way line of Tenmile Valley Road (County Road No. 109) distant 318 feet along the Northerly right of way line of County Road No. 109 Easterly from the aforesaid Easterly line of the Martin property; thence North 89° 42' 15" East 318 feet along the Northerly right of way line of County Road No. 109 to a point; thence North 1° 07' 45" West 685 feet more or less to a point distant North 89° 42' 15" East 318 feet from the point of beginning; thence South 89° 42' 15" West 318 to the point of beginning, all being situated within the Peter Sears Donation Land Claim No. 55 in Section 28, Township 28 South, Range 7 West, Willamette Meridian, Douglas County, Oregon. EXCEPTING THEREFROM any portion lying within a County Road.

This legal description was created prior to January 1, 2008.

Tax Parcel Number: R47971

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