

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

On the 11th day of December 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:

Beginning at a point 20 feet South 1° 11' West from 5/8" x 30" iron rod set on a fence line which is North 63° 05' West 333.16 feet and North 31° 08' 30" West 65.08 feet from the interior "L" corner of George T. Day, D.L.C. No. 47, Section 10, Township 30 South, Range 4 West, Willamette Meridian, Douglas County, Oregon; Thence running South 1° 11' West 187.25 feet to the 1 1/2" x 30" reinforcing rod on the South line of the property recorded in Douglas County Clerk's Deed Records, Vol. 216, Page 211; thence running along the South Line of said recorded property South 89° 52' West 363.03 feet to a 1 1/2" x 30" reinforcing rod which as 12" pine bears South 89° West 59.8 feet, scribed "B." and a 10" black oak which bears North 10 1/4° West 40.7 feet, scribed "B.T." thence running along the West line of said recorded property North 1° 25 1/2' East 206.48 feet to center of existing roadway; thence running along center of roadway to point of beginning, all the above being located in Section 9, Township 30 South, Range 4 West Willamette Meridian, Douglas County, Oregon.

Excepting therefrom any portion lying within the boundaries of Douglas County Road No. 1 (formerly State Highway 227).

Also, excepting therefrom any portion thereof deeded to Douglas County by Instrument No. 87-14198, Deed Records, Douglas County, Oregon. and commonly known as 190 Michaels Ranch Lane, Canyonville, OR 97417.

Said sale is made pursuant to a Writ of Execution dated the 15th day of October 2024, issued out of the Circuit Court of the State of Oregon for the County of Douglas case number 24CV11800 to me directed in the case of THE ENTRUST GROUP INC. FBO PATRICIA DALTON IRA #7230010875, ASSIGNEE OF RODNEY A. DALTON, TRUSTEE OF THE RODNEY A. DALTON PENSION TRUST;, plaintiff, and DOE 1 AND DOE 2, BEING THE OCCUPANTS OF OR PARTIES IN POSSESSION OF CLAIMING ANY RIGHT TO POSSESSION OF THE REAL PROPERTY COMMONLY KNOWN AS 190 MICHAELS RANCH LANE, CANYONVILLE, OR 97417; DOE 3 AND DOE 4, BEING THE UNKNOWN HEIRS AND DEVISEES OF HARLOD EDWARD REED, AND ALSO ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING AND RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN; CINDY CROMWELL; STATE OF OREGON, DEPARTMENT OF HUMAN SERVICES, ESTATE ADMINISTRATION UNIT; AND OREGON HEALTH AUTHORITY; 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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