

State of Oregon)
)
County of Josephine)

Court Case# 14CV1188

NOTICE OF SHERIFF'S SALE
(Real Property)

On October 20, 2017, at the hour of 11:30 AM, inside the front door of the Josephine County Courthouse, Josephine County, in the City of Grants Pass, Oregon, I will sell at public auction to the highest bidder for cash in hand, the following described real property, subject to redemption, located in Josephine County, Oregon, to wit:

Lot 2, Block "A", HOTALING TRACTS, Josephine County, Oregon, according to the Official Plat thereof, recorded in Volume 3, Page 10, Plat Records, EXCEPTING THEREFROM that portion conveyed to State of Oregon by deed recorded in Volume 90, Page 275, Josephine County Deed Records.

and commonly known as 2050 ROGUE RIVER HIGHWAY, GRANTS PASS, OR 97527 ("Property").

Said sale is made pursuant to a Writ of Execution received by me on August 29, 2017, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

SEATTLE BANK,, Plaintiff vs. COBEY L. RUSSELL, an individual; RYAN J. RUSSELL, an individual; ESTATE OF KENNETH B. RUSSELL, an Estate; UNKNOWN HEIRS OF KENNETH B. RUSSELL, individuals; FIRST MUTUAL SALES FINANCE, a Corporation; CITIBANK SOUTH DAKOTA NA, a Corporation; GRANTS PASS IRRIGATION DISTRICT, a Government entity;; FIRST MUTUAL BANK, a Corporation; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to 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.

CONDITIONS OF SALE: Only U.S. currency and/or certified cashier's checks made payable to the Josephine County Sheriff's Office will be accepted, at the time and location of the sale. Payment must be made in full immediately upon close of the sale.

I hereby declare that the above statement is true to the best of my knowledge and belief, and that I understand it is made for use as evidence in court and is subject to penalty for perjury.

Dave Daniel, SHERIFF
Josephine County, Oregon

By _____
L. Morgan, Deputy

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