

State of Oregon)
)
County of Josephine)

Court Case# 15CV29934

NOTICE OF SHERIFF'S SALE
(Real Property)

On November 3, 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:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF HUGO ROAD AND THE NORTH LINE OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 6 WEST, OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON; THENCE WEST ALONG SAID NORTH LINE, 400 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN VOLUME 279, PAGE 731, JOSEPHINE COUNTY DEED RECORDS, FOR THE TRUE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG SAID NORTH LINE, 395 FEET, MORE OR LESS, TO A POINT 60 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH, PARALLEL WITH SAID WEST LINE 810 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF SAID HUGO ROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN VOLUME 279, PAGE 731, JOSEPHINE COUNTY DEED RECORDS; THENCE NORTH ALONG THE WEST LINE THEREOF, 500 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

and commonly known as: 5830 Hugo Rd, Grants Pass, OR 97526.

Said sale is made pursuant to a Writ of Execution received by me on September 14, 2017, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC., Plaintiff vs. THE UNKNOWN HEIRS AND DEVISEES OF FLOY A. SMITH; MARY J. KERN; CHERYL R. RUIGOMEZ; PORTFOLIO RECOVERY ASSOCIATES; SOUTHERN OREGON CREDIT SERVICE INC.; 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.

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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