

State of Oregon        )  
                                  )  
County of Josephine    )

Court Case# 16CV34391

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:

**BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, ORCHARD BEACH TRACTS, IN SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, THENCE NORTH 6 DEGREES 31 MINUTES WEST 126.1 FEET ALONG THE EASTERLY LINE OF SAID LOT 10 THENCE SOUTH 73 DEGREES 17 MINUTES WEST 134.2 FEET; THENCE SOUTH 200.1 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 10 THENCE NORTH 19 DEGREES 12 MINUTES EAST 189.46 FEET TO THE POINT OF BEGINNING EXCEPT ANY PART IN THE PACIFIC HIGHWAY. SITUATED IN THE COUNTY OF JOSEPHINE AND STATE OF OREGON.**

**and more commonly known as 2200 Fruitdale Drive, Grants Pass, Oregon 97527 ("Property").**

Said sale is made pursuant to a Writ of Execution received by me on September 1, 2017, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

KEYBANK NATIONAL ASSOCIATION, its successors in interest and/or assigns,, Plaintiff vs. UNKNOWN HEIRS OF GLORIA A. MILLER; UNKNOWN HEIRS OF ROY F. MILLER AKA LEROY FRANCIS MILLER AKA LEEROY F. MILLER; LES L. MILLER; STATE OF OREGON; AND OCCUPANTS OF THE PREMISES,, 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

First Publication: September 21, 2017    Last Publication: October 12, 2017  
Posted on the OSSA Website from September 22, 2017 through October 19, 2017