

State of Oregon)
)
County of Josephine)

Court Case# 16CV23883

NOTICE OF SHERIFF'S SALE
(Real Property)

On October 18, 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:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 36 SOUTH, RANGE 5 WEST, OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8 INCH DIAMETER IRON ROD SET ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, NORTH 00 DEGREES 42' WEST OF AND 193.40 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 50 DEGREES 39' EAST FOR 322.97 FEET TO THE SOUTHWESTERLY LINE OF HIGHLAND AVENUE; THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID SOUTHWESTERLY LINE OF HIGHLAND AVENUE TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (THE CHORD OF WHICH BEARS NORTH 45 DEGREES 31' 27" WEST FOR 357.82 FEET); THENCE SOUTH 00 DEGREES 42' EAST FOR 455.50 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM ANY PORTION IN THE COUNTY ROAD.

and commonly known as 2424 NW Highland Avenue, Grants Pass, OR 97526.

Said sale is made pursuant to a Writ of Execution received by me on August 23, 2017, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

JPMORGAN CHASE BANK, N.A, Plaintiff vs. GARY B. WALLACE II; LAURA J. WALLACE; STATE OF OREGON; EQUABLE ASCENT FINANCIAL, LLC; JOSEPHINE COUNTY TAX COLLECTOR; JOSEPHINE COUNTY; EDGEWATER INTERNATIONAL, INC. DBA REC COMPONENTS; MIDLAND FUNDING LLC; DONALD L. OLSEN; PARTIES IN POSSESSION, 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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