

State of Oregon)
)
County of Josephine)

Court Case# 16CV35753

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:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 7 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON; THENCE WEST, ALONG THE NORTH LINE OF SAID SECTION, 150.00 FEET; THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID SECTION, 480.0 FEET; THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID SECTION, 150.0 FEET; THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID SECTION, 465.0 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF DRYDEN ROAD; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE TO THE EAST LINE OF SAID SECTION 16; THENCE NORTH, ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

and commonly known as 5628 Lake Shore Dr, Selma, OR 97538

Said sale is made pursuant to a Writ of Execution received by me on August 25, 2017, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-QS9, Plaintiff vs. MARTIN GLASBAND; IRWIN UNION BANK AND TRUST COMPANY; CITIBANK SOUTH DAKOTA N.A.; GENERAL CREDIT SERVICE, INC.; SOUTHERN OREGON CREDIT SERVICE, INC.; ROYALE GARDENS HEALTH & REHABILITATION CENTER; STATE OF OREGON EMPLOYMENT DEPARTMENT; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN, 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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