

State of Oregon)
)
County of Josephine)

Court Case# 17CV05710

NOTICE OF SHERIFF'S SALE
(Real Property)

On November 22, 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 Southwest corner of the Southeast Quarter of the Southeast Quarter in Section 32, Township 38 South, Range 5 West, Willamette Meridian, Josephine County, Oregon; thence East, along the South line of said Southeast Quarter of the Southeast Quarter, 330 feet; thence North, parallel to the West line of said Southeast Quarter of the Southeast Quarter, 559 feet, more or less, to a point 761 feet South of the North line of said Southeast Quarter of the Southeast Quarter; thence West, parallel to the North line of said Southeast Quarter, 60 feet; thence North and parallel to the West line of said Southeast Quarter of the Southeast Quarter, 341 feet, more or less, to a point 420 feet South of the North line of said Southeast Quarter of the Southeast Quarter; thence West, parallel to the North line of said Southeast Quarter of the Southeast Quarter, 270 feet; thence South, along the West line of said Southeast Quarter of the Southeast Quarter, 900 feet, more or less, to the point of beginning. EXCEPTING THEREFROM any portion lying within the limits of Kincaid Road.

and commonly known as 1384 Kincaid Road, Williams OR 97544.

Said sale is made pursuant to a Writ of Execution received by me on October 6, 2017, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

VALERIE JAYNE FERRETTO, Successor, Trustee of the CARLTON FAMILY TRUST,
Dated 10/18/02, Plaintiff vs RAY WARMINGTON; CAPITAL ONE BANK, OREGON ACCOUNT SYSTEMS,
INC.; OREGON ONE, INC.; UNIFUND CCR PARTNERS; GENERAL CREDIT SERVICES, INC.;
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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