

State of Oregon)
)
County of Josephine)

Court Case# 16CV40408

**NOTICE OF SHERIFF'S SALE
(Real Property)**

On November 30, 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 A POINT ON THE NORTH LINE OF BRIDGE STREET, WHICH POINT IS 150 FEET EAST AND 30 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUATER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON; THENCE NORTH 200 FEET; THENCE EAST 75 FEET; THENCE SOUTH 200 FEET TO THE NORTH LINE OF BRIDGE STREET; THENCE WEST 75 FEET TO THE POINT OF BEGINNING IN THE CITY OF GRANTS PASS, JOSEPHINE COUNTY, OREGON. LESS AND EXCEPT: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 36 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON; THENCE NORTH 00 DEGREES 05 MINUTES 31 SECONDS WEST 230.00 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 05 SECONDS EAST 150.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 43 MINUTES 05 SECONDS EAST 75.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 31 SECONDS EAST 8.10 FEET TO A CHAIN LINK FENCE; THENCE NORTH 89 DEGREES 48 MINUTES 16 SECONDS WEST, 75.00 FEET ALONG SAID FENCE LINE; THENCE NORTH 00 DEGREES 05 MINUTES 31 SECONDS WEST, 8.22 FEET TO THE TRUE POINT OF BEGINNING.

and commonly known as 1710 SW Bridge St, Grants Pass, Oregon 97526 ("Property

Said sale is made pursuant to a Writ of Execution received by me on October 16, 2017, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

MTGLQ INVESTORS, LP, Plaintiff vs. JAMES C. CURRY AKA JAMES C. CURRY SR AKA JAMIE CURRY, an individual; NANCY D. CURRY, an individual; CAVALRY SPV I, LLC, AS ASSIGNEE OF HSBC BANK NEVADA, N.A., a limited liability company; SOUTHERN OREGON CREDIT, a corporation; CREDIT SERVICES OF OREGON INC dba KENCY CREDIT SERVICE, a corporation; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to 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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