

State of Oregon )  
 )  
County of Josephine )

Court Case# 17CV13032

NOTICE OF SHERIFF'S SALE  
(Real Property)

On December 15, 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:

**Commencing at the Southeast corner of Section 11, Township 38 South, Range 8 West of the Willamette Meridian, Josephine County, Oregon; thence West, along the South line of said Section, a distance of 1872.00 feet to the true point of beginning; thence North 1320.00 feet, more or less, to the North line of the South Half of the Southeast Quarter of said Section; thence West, along said North line, 410.00 feet; thence Southeasterly, in a straight line, to a point on the South line of said Section, said point being 330.00 feet West of the true point of beginning; thence East, 330.00 feet to the true point of beginning. Excepting therefrom any portion lying within Deer Creek Road. and commonly known as 640 Lake Shore Dr, Selma, OR 97538.**

**and commonly known as 640 Lake Shore Dr, Selma, OR 97538.**

Said sale is made pursuant to a Writ of Execution received by me on November 2, 2017, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2002, MORGAN STANLEY DEAN WITTER CAPITAL I INC. TRUST 2002-NC1,, Plaintiff vs. LESTER G. MONK, MARY LORENE MONK, GENERAL CREDIT SERVICES, 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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