

State of Oregon)
)
County of Josephine)

Court Case# 15CV27986

NOTICE OF SHERIFF'S SALE
(Real Property)

On December 14, 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 THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 SOUTH, RANGE 8 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON; THENCE RUNNING WEST ALONG THE SOUTH LINE OF THE SUBDIVISION 965.8 FEET, TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE RUNNING WEST 354.1 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE RUNNING NORTH 700 FEET TO THE SOUTHERLY LINE OF THE EXISTING ROAD; THENCE ALONG SAID ROAD LINE NORTH 47° EAST 484 FEET; THENCE SOUTH 1029.3 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PART LYING IN WARREN ROAD CONVEYED TO JOSEPHINE COUNTY, OREGON BY QUITCLAIM DEED RECORDED FEBRUARY 15, 1966, IN DEED BOOK 248, PAGE 594, JOSEPHINE COUNTY DEED RECORDS.

and commonly known as 125 Warren Road, Selma, OR 97538 ("Subject Property"),

Said sale is made pursuant to a Writ of Execution received by me on October 30, 2017, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

WELLS FARGO BANK, N.A., Plaintiff vs. THE ESTATE OF RANDALL KENT LUBIN; THE UNKNOWN HEIRS AND ASSIGNS OF RANDALL KENT LUBIN; THE UNKNOWN DEVISEES OF RANDALL KENT LUBIN; PATRICK LUBIN; KATHLEEN ANN LUBIN; STATE OF OREGON; RAY KLEIN, INC., DBA PROFESSIONAL CREDIT SERVICE; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 125 WARREN ROAD, SELMA, OR 97538,, 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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