

State of Oregon)
)
County of Josephine)

Court Case# 13CV0977

NOTICE OF SHERIFF'S SALE
(Real Property)

On December 13, 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:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 7 WEST, OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 89°52'00" EAST ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 256.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 26, NORTH 89°52'00" EAST 364.93 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PICKETT CREEK ROAD; THENCE SOUTH 29°38'08" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF PICKETT CREEK ROAD, 261.88 FEET; THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF PICKETT CREEK ROAD, SOUTH 19°24'07" EAST 23.38 FEET; THENCE SOUTH 89°52'00" WEST 502.92 FEET; THENCE NORTH 0°10'00" EAST 250.00 FEET TO THE TRUE POINT OF BEGINNING. and commonly known as 721 Pickett Creek Rd., Grants Pass, Oregon 97527 ("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:

GREEN PLANET SERVICING, LLC, ITS SUCCESSORS AND/OR ASSIGNS,, Plaintiff vs. JENNIFER L. GERVAIS; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 721 PICKETT CREEK RD., GRANTS PASS, OR 97527, 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

First Publication: November 14, 2017 Last Publication: December 5, 2017
Posted on the OSSA Website from November 15, 2017 through December 12, 2017