

State of Oregon)
)
County of Josephine)

Court Case# 17CV13450

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:

PARCEL I:

THE EAST 190 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT 1815 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 36 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON; THENCE SOUTH 165 FEET; THENCE EAST 485 FEET; THENCE NORTH 165 FEET; THENCE WEST 485 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE NORTH 15 FEET THEREOF.

PARCEL II:

AN EASEMENT APPURTENANT TO THE HEREIN DESCRIBED PROPERTY FOR INGRESS AND EGRESS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 86-16435, OFFICIAL RECORDS OF JOSEPHINE COUNTY, OREGON.

and commonly known as: 2097 Dowell Rd, Grants Pass, OR 97527.

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:

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR NRZ PASS-THROUGH TRUST VIII,, Plaintiff vs. UNKNOWN HEIRS AND DEVISEES OF MEREDITH LYN PHELPS; STACY JAMES; TAMMY BALL; OCCUPANTS OF 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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