

State of Oregon        )  
                                  )  
County of Josephine    )

Court Case# 16CV42092

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

On February 21, 2018, 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 1: TRACT 73, WOLF CREEK ORCHARD TRACTS IN JOSEPHINE COUNTY, OREGON. LESS AND EXCEPT: BEGINNING AT THE NORTHWEST CORNER OF TRACT 70 OF SAID WOLF CREEK ORCHARD TRACTS, AND RUNNING THENCE NORTH 13°54' WEST 225 FEET TO A POINT; THENCE NORTH 76°06' EAST TO THE WESTERLY LINE OF TRACT 67 OF SAID WOLF CREEK ORCHARD TRACTS; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID TRACT 67 TO THE NORTHEAST CORNER OF TRACT 68 OF SAID WOLF CREEK ORCHARD TRACTS; THENCE WESTERLY ALONG THE NORTHERLY LINE OF TRACTS 68, 69 AND 70 OF WOLF CREEK ORCHARD TRACTS TO THE POINT OF BEGINNING. ALSO LESS AND EXCEPT THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING IN SAID TRACT 73: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF THE TUNNEL CREEK CULVERT WITH THE NORTHERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, AND RUN NORTH 76°06' EAST 101.1 FEET TO RAILROAD PROPERTY MARKER; THENCE NORTH 19°38' WEST 100 FEET TO A RAILROAD PROPERTY MARKER; THENCE NORTH 9°27' EAST 300.2 FEET TO THE LINE BETWEEN TRACTS 72 AND 73 OF WOLF CREEK ORCHARD TRACTS; THENCE NORTH 76°06' EAST 155.0 FEET; THENCE NORTH 13°54' WEST 1103 FEET TO THE CENTER LINE OF TUNNEL CREEK; THENCE FOLLOWING THE THREAD OF THE STREAM SOUTHERLY TO THE POINT OF BEGINNING. LESS AND EXCEPTING THAT PORTION OF THE ABOVE DESCRIBED TRACT CONTAINED WITHIN THE PRESENTLY ESTABLISHED ROADWAYS. ALSO EXCEPTING THEREFROM: THE NORTHERLY 110 FEET OF TRACT 73, WOLF CREEK ORCHARD TRACTS WHEN MEASURED PERPENDICULAR WITH THE NORTH LINE OF SAID TRACT. ALSO THE EASTERLY 20 FEET OF TRACT 71, WOLF CREEK ORCHARD TRACTS, JOSEPHINE COUNTY, OREGON.**  
**PARCEL2: EASEMENT FOR THE BENEFIT OF PARCEL NO. 1, AS CREATED BY INSTRUMENT RECORDED: APRIL 14, 1947, VOLUME 129, PAGE 107, AND JULY 17, 1972, VOLUME 283, PAGE 483, RECORDS OF JOSEPHINE COUNTY, OREGON, FOR INGRESS AND EGRESS.**

**and commonly known as 92 LOWER WOLF CREEK RD, WOLF CREEK, OR 97497 (“Subject Property”)**

Said sale is made pursuant to a Writ of Execution received by me on January 9, 2018, 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, L.P., Plaintiff vs. TRACEY LEE; CONAL K. MORAN; ROSS J. CUNNINGHAM; LAURIE CUNNINGHAM; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 92 LOWER WOLF CREEK RD, WOLF CREEK, OR 97497,, 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 \_\_\_\_\_  
M. Barnes, Civil Clerk

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