

State of Oregon)
)
County of Josephine)

Court Case# 17CV16888

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

On February 8, 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: BEGINNING AT A POINT ON THE EAST-WEST CENTER LINE OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 8 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, WHICH BEARS NORTH 89°47' WEST 700.10 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION; THENCE NORTH 89°47' WEST 400 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE REDWOOD HIGHWAY; THENCE NORTH 29°37' EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY 126.05 FEET; THENCE SOUTH 89°47' EAST 338.44 FEET; THENCE SOUTH 110 FEET TO THE TRUE POINT OF BEGINNING. PARCEL 2: BEGINNING AT A POINT ON THE EAST-WEST CENTER LINE OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 8 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, WHICH POINT BEARS NORTH 89°47' WEST 1100.1 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION AND IS THE EASTERLY RIGHT OF WAY LINE OF THE REDWOOD HIGHWAY; THENCE NORTH 29°37' EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY 126.05 FEET, THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89°47' EAST 338.44 FEET; THENCE NORTH 21.54 FEET; THENCE NORTH 89°47' WEST 332 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE REDWOOD HIGHWAY, WHICH IS NORTH 29°37' EAST 25 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 29°37' WEST 25 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF THE REDWOOD HIGHWAY TO THE TRUE POINT OF BEGINNING.

and commonly known as 28473 REDWOOD HWY, CAVE JUNCTION, OR 97523 ("Subject Property")

Said sale is made pursuant to a Writ of Execution received by me on December 28, 2017, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON,, Plaintiff vs. UQUERIO ROBLES; MARIA G. ROBLES AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 28473 REDWOOD HWY, CAVE JUNCTION, OR 97523,, 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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