

State of Oregon)
)
County of Josephine)

Court Case# 17CV29311

NOTICE OF SHERIFF'S SALE
(Real Property)

On April 20, 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:

That portion of the following described tract lying Northerly and Easterly of Shan Creek: Commencing at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 11, Township 36 South, Range 7 West of the Willamette Meridian, Josephine County, Oregon; thence South, along the Quarter-Quarter line, 1038 feet to the true point of beginning; thence North 00° 20' 10" West, along the Quarter-Quarter line, 650 feet to the Southeast corner of that property described in Volume 133, Page 237, Josephine County Deed Records; thence due West 177 feet, more or less, to the Easterly right of way line of Riverbanks Road; thence Southwesterly along the curves and tangents of the Easterly right of way line of Riverbanks Road to a point which bears due West from the true point of beginning; thence due East 500 feet, more or less, to the true point of beginning.

and commonly known as: 5415 Riverbanks Road, Grants Pass, OR 97527.

Said sale is made pursuant to a Writ of Execution received by me on March 12, 2018, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIZATION TRUST SERIES 2005-A13 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-M,, Plaintiff vs. CHARLES B. MORRIS AKA CHARLES B. MORRIS, SR AKA CHARLES BURTON MORRIS AKA CHARLES MORRIS; CAROL M. MORRIS; 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 _____
M. Barnes, Civil Clerk

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