

State of Oregon)
)
County of Josephine)

Court Case# 16CV34649

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

On April 18, 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 3 OF PARTITION PLAT NO. 1992-51, IN JOSEPHINE COUNTY, OREGON.

and commonly known as 200 WARD RD. , MERLIN, OREGON 97532 ("Subject Property")

Said sale is made pursuant to a Writ of Execution received by me on March 14, 2018, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,, Plaintiff vs. THE ESTATE OF THEODORE FROST; THE UNKNOWN HEIRS, DEVISEES, AND ASSIGNEES OF THEODORE FROST; THE ESTATE OF LUCILLE C. LAWRENCE; THE UNKNOWN HEIRS, DEVISEES, AND ASSIGNEES OF LUCILLE C. LAWRENCE; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 200 WARD RD., MERLIN, OREGON 97532,, 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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