

State of Oregon)
)
County of Josephine)

Court Case# 17CV30620

NOTICE OF SHERIFF'S SALE
(Real Property)

On April 26, 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:

COMMENCING AT THE MOST NORTHERLY CORNER OF BLOCK 36, CENTER ADDITION TO MERLIN, JOSEPHINE COUNTY, OREGON; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK 36, A DISTANCE OF 75 FEET FOR THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG SAID NORTHERLY LINE 75 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF LOT 3 IN SAID BLOCK 36; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 3 AND THE SOUTHERLY EXTENSION OF SAID LINE, TO A POINT ON THE SOUTH LINE OF SAID BLOCK 36; THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT SOUTHWESTERLY OF THE TRUE POINT OF BEGINNING WHEN MEASURED PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK 36; THENCE NORTHEASTERLY, PARALLEL WITH SAID WESTERLY LINE TO THE TRUE POINT OF BEGINNING.

and commonly known as 175 Acorn Street, Merlin, OR 97532 ("Property")

Said sale is made pursuant to a Writ of Execution received by me on March 20, 2018, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

FREEDOM MORTGAGE CORPORATION,, Plaintiff vs. GARY N. LUMSDEN, an individual; and all other persons, parties, or occupants unknown claiming any legal or equitable right, title, estate, lien, or interest in the real property described in the complaint herein, adverse to Plaintiff's title, or any cloud on Plaintiff's title to 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

