

State of Oregon)
)
County of Josephine)

Court Case# 15CV20286

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:

LOT 2, BLOCK 2, WOODLAND TERRACE SUBDIVISION, JOSEPHINE COUNTY, OREGON. ALSO THE SOUTHEASTERLY ONE-HALF OF ROSEANA DRIVE, ADJOINING THE NORTHWESTERLY LINE OF SAID LOT 2, AS VACATED BY THE CITY OF GRANTS PASS, OREGON, WHICH INURES TO THE PROPERTY BY OPERATION OF LAW.

and commonly known as 1700 NE Hillcrest Lane, Grants Pass, OR 97526.

Said sale is made pursuant to a Writ of Execution received by me on March 8, 2018, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-AB3,, Plaintiff vs. SANDRA JONCEK; CATHERINE MURPHY; MORTGAGEIT, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; GENERAL CREDIT SERVICE, INC.; RIVERWALK HOLDINGS, LTD; U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDER OF THE STRUCTURED ASSET INVESTMENT LOAN TRUST 2006-3, ITS SUCCESSORS AND ASSIGNS; DEBRA WARREN; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN,, 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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