

State of Oregon)
)
County of Josephine)

Court Case# 17CV17255

NOTICE OF SHERIFF'S SALE
(Real Property)

On June 13, 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:

A TRACT OF LAND SITUATED IN LOT 9 OF THE RIVER HEIGHTS SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 SOUTH, RANGE 5 WEST, OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 19, THENCE SOUTH 89°39'00" EAST 255.0 FEET TO A 5/8 INCH DIAMETER IRON ROD ON THE SOUTHWEST CORNER OF LOT 9 OF SAID RIVER HEIGHTS SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 300.67 FEET TO A 5/8 INCH DIAMETER IRON ROD ON THE SOUTHERLY RIGHT OF WAY LINE OF WEST PARK STREET; THENCE NORTH 60°32'23" EAST ALONG SAID RIGHT OF WAY LINE, 22.97 FEET TO A 5/8 INCH DIAMETER IRON ROD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE NORTH 60°32'23" EAST 22.97 FEET; THENCE SOUTH 127.44 FEET; THENCE SOUTH 47°45' EAST 49.33 FEET; THENCE NORTH 87°30' EAST 123.6 FEET TO A POINT ON THE EAST LINE OF SAID LOT 9; THENCE SOUTH ALONG SAID EAST LINE 93.0 FEET TO A 5/8 INCH DIAMETER IRON ROD; THENCE NORTH 69°48'00" WEST 101.88 FEET TO A 5/8 INCH DIAMETER IRON ROD; THENCE NORTH 47°45'00" WEST 114.0 FEET TO A 5/8 INCH DIAMETER IRON ROD; THENCE NORTH 125.0 FEET TO THE TRUE POINT OF BEGINNING.

and commonly known as 297 W PARK ST., GRANTS PASS, OR 97527 ("Subject Property")

Said sale is made pursuant to a Writ of Execution received by me on May 9, 2018, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

BAYVIEW LOAN SERVICING, LLC, Plaintiff vs. THE ESTATE OF CHERYL L. EVANS; THE UNKNOWN HEIRS AND ASSIGNS OF CHERYL L. EVANS; THE UNKNOWN DEVISEES OF CHERYL L. EVANS; CAPITAL CREDIT & COLLECTION SERVICE, INC.; SOUTHERN OREGON CREDIT; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 297 W PARK ST., GRANTS PASS, OR 97527,, 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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