

State of Oregon)
)
County of Josephine)

Court Case# 16CV36807

NOTICE OF SHERIFF'S SALE
(Real Property)

On August 8, 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 PARCEL OF LAND SITUATED IN SECTION 1, TOWNSHIP 37 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT SOUTH 89 DEGREES 40' EAST 1333 FEET FROM THE WEST QUARTER CORNER OF SECTION 1; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, NORTH 89 DEGREES 40' EAST 436 FEET; THENCE NORTH 1 DEGREES 42' WEST 104 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 1 DEGREES 42' WEST 104 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NEW HOPE ROAD, SAID POINT BEING WHEN MEASURED ALONG THE WESTERLY RIGHT OF WAY LINE OF THE NEW HOPE ROAD, 208 FEET FROM THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF NEW HOPE ROAD 104 FEET MORE OR LESS TO A POINT WHICH BEARS EAST FROM THE TRUE POINT OF BEGINNING; THENCE WEST TO THE TRUE POINT OF BEGINNING,

and commonly known as 4180 New Hope Road, Grants Pass, OR 97527.

Said sale is made pursuant to a Writ of Execution received by me on June 26, 2018, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff vs. MELANIE PARMER; JAMES PARMER; UNKNOWN HEIRS OF DEBORAH L. PARMER; STATE OF OREGON; DISCOVER BANK; PARTIES IN POSSESSION, 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 _____
L. Morgan, Deputy

First Publication: July 10, 2018 Last Publication: July 31, 2018
Posted on the OSSA Website from July 11, 2018 through August 7, 2018