

State of Oregon)
)
County of Josephine)

Court Case# 18CV30350

NOTICE OF SHERIFF'S SALE
(Real Property)

On January 11, 2019, 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 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 37 SOUTH, RANGE 6 WEST, OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED 621.58 FEET SOUTH AND 857.53 FEET EAST FROM THE CENTER QUARTER CORNER OF SAID SECTION 10; THENCE SOUTH 02°30'30" EAST 0.17 FEET TO A 5/8 INCH IRON ROD (SPERO LS 2309 PER SURVEY 92-89) ON THE SOUTH RIGHT OF WAY LINE OF BOLT MOUNTAIN ROAD FOR THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY NORTH 87°29'30" EAST 36.54 FEET TO A 5/8 INCH IRON ROD (SPERO LS 2309); THENCE SOUTH 49°20'20" EAST 686.20 FEET TO A 5/8 INCH IRON ROD (SPERO LS 2309); THENCE SOUTH 40°50'00" WEST 317.89 FEET TO A 5/8 INCH IRON ROD (PER SURVEY 152-81); THENCE NORTH 49°20'20" WEST 682.89 FEET TO A 5/8 INCH IRON ROD (SPERO LS 2309); THENCE NORTH 40°39'40" EAST 292.89 FEET; THENCE NORTH 49°20'20" WEST 29.00 FEET TO THE TRUE POINT OF BEGINNING.

and commonly known as 550 Bolt Mountain Rd, Grants Pass, Oregon 97527 ("Subject Property"),

Said sale is made pursuant to a Writ of Execution received by me on November 30, 2018, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

QUICKEN LOANS INC, Plaintiff vs. THE ESTATE OF RITA J. BROOKS; UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF RITA J. BROOKS; STEVEN DONALD BROOKS, SUCCESSOR TRUSTEE OF THE BROOKS 1986 FAMILY TRUST, DATED AUGUST 11TH, 1986, AS AMENDED JULY 2ND, 2013; STEVEN DONALD BROOKS; TERRI LAINE COLLINS-BAIN; JANA DEANNE GUNN; GREGORY PAUL BROOKS; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 550 BOLT MOUNTAIN RD, GRANTS PASS, OREGON 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 _____
L. Morgan, Deputy

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