

State of Oregon)
)
County of Josephine)

Court Case# 18CV03103

NOTICE OF SHERIFF'S SALE
(Real Property)

On February 15, 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 IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 8 WEST, OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 45 FEET TO AN IRON PIPE, WHICH IS THE TRUE POINT OF BEGINNING; THENCE WEST 701.13 FEET PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2 TO THE EASTERLY BOUNDARY OF DICK GEORGE ROAD; THENCE ALONG THE EASTERLY BOUNDARY OF SAID ROAD ON AN ARC OF A CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 38°53' EAST, 287.70 FEET TO AN IRON PIN MARKING THE POINT OF TANGENT AT STATION 19+14.69; THENCE SOUTH 29°18' EAST, 212.50 FEET ALONG THE EASTERLY BOUNDARY OF SAID ROAD TO AN IRON PIPE; THENCE NORTH 60°42' EAST, 477.65 FEET TO AN IRON PIPE; THENCE NORTH 175.51 FEET TO THE TRUE POINT OF BEGINNING.

and commonly known as: 5140 Dick George Road, Cave Junction, OR 97523.

Said sale is made pursuant to a Writ of Execution received by me on January 2, 2019, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,, Plaintiff vs. THE UNKNOWN HEIRS AND DEVISEES OF WILLIAM A. ABERCROMBIE, SR. AKA WILLIAM ABERCROMBIE, THE UNKNOWN HEIRS AND DEVISEES OF ROSE HAMILTON; NANETTE ANDREA MARTIN; STATE OF OREGON; UNITED STATES OF AMERICA; OCCUPANTS OF 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 _____
L. Morgan, Deputy

First Publication: January 17, 2019 Last Publication: February 7, 2019
Posted on the OSSA Website from January 18, 2019 through February 14, 2019