

State of Oregon)
)
County of Josephine)

Court Case# 17CV53322

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 West Half of the Southeast Quarter of Section 9, Township 36 South, Range 6 West of the Willamette Meridian, Josephine County, Oregon, more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 9; thence South 0°12'30" East 521.00 feet along the East line of the Northwest Quarter of the Southeast Quarter of said Section 9 to an iron rod, which is the true point of beginning; thence South 89°37'50" West 835.78 feet to an iron rod on the Easterly right of way line of Barbara Drive; thence along said right of way line South 0°14'40" East 260.79 feet to an iron rod; thence North 89°37'50" East 835.61 feet to an iron rod on the East line of the Northwest Quarter of the Southeast Quarter of said Section 9; thence North 0°12'30" West 260.80 feet along the East line of the Northwest Quarter of the Southeast Quarter of said Section 9 to the true point of beginning.

and commonly known as: 489 Barbara Drive, Grants Pass, OR 97526.

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:

WELLS FARGO BANK, N.A., Plaintiff vs. THE UNKNOWN HEIRS AND DEVISEES OF ERNEST L. LOFFER; SHIRLEY ANN EWERS, KRISHNA ROMERO, STATE OF OREGON, SOUTHERN OREGON CREDIT SERVICE, INC., 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