

State of Oregon)
)
County of Josephine)

Court Case# 18CV32470

NOTICE OF SHERIFF'S SALE
(Real Property)

On March 21, 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:

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTHEASTERLY OF THE EASTERLY LINE OF JAYNES DRIVE: BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF THE MURPHY WILLIAMS MARKET ROAD, WHERE SAID ROAD INTERSECTS THE NORTHERLY LINE OF SHORE STREET, BEING THE NORTHWEST CORNER OF THE VALLEY VIEW TRACTS, AS SITUATED IN SECTION 7, TOWNSHIP 37 SOUTH, RANGE 5 WEST, OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°13'00" EAST, 740.7 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 687.4 FEET; THENCE WEST 815 FEET TO THE EASTERLY LINE OF MURPHY WILLIAMS MARKET ROAD; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID ROAD TO THE POINT OF BEGINNING.

and commonly known as 1861 JAYNES DRIVE, GRANTS PASS, OR 97527 ("Subject Property"),

Said sale is made pursuant to a Writ of Execution received by me on February 11, 2019, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

BANK OF AMERICA, N.A., Plaintiff vs. THE ESTATE OF NANCY SHARON ABLOTT; THE UNKNOWN HEIRS, DEVISEES AND ASSIGNEES OF NANCY SHARON ABLOTT; LAURA VARY; PHYLLIS BARBER; SAVANNA ABLOTT; MIKE ABLOTT; DAVID ABLOTT; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SOUTHERN OREGON CREDIT SERVICE, INC.; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1861 JAYNES DRIVE, 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 _____
L. Morgan, Deputy

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