

State of Oregon)
)
County of Josephine)

Court Case# 17CV46327

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:

PARCEL I:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 34 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5; THENCE SOUTH 89°47'10" EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER FOR 245.0 FEET; THENCE NORTH 1°03'40" WEST PARALLEL TO THE WEST LINE OF SAID GOVERNMENT SUBDIVISION FOR 512.30 FEET TO A 5/8 INCH DIAMETER IRON ROD; THENCE 76°30'45" WEST FOR 250.82 FEET TO THE WEST LINE OF SAID GOVERNMENT SUBDIVISION; THENCE SOUTH 1°03'40" EAST ALONG SAID GOVERNMENT SUBDIVISION FOR 452.87 FEET TO THE POINT OF BEGINNING, ALSO; BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH ALONG SAID EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SOUTHWEST QUARTER, 152 FEET; THENCE SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, WHICH BEARS WEST 277 FEET FROM THE POINT OF BEGINNING; THENCE EAST ALONG SAID SOUTH LINE, 277 FEET TO THE POINT OF BEGINNING.

PARCEL II:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 34 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, LESS AND EXCEPT; BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH ALONG SAID EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER 152 FEET; THENCE SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, WHICH BEARS WEST 277 FEET FROM THE POINT OF BEGINNING; THENCE EAST ALONG SAID SOUTH LINE, 277 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE PERPETUAL EASEMENT CREATED BY INSTRUMENT RECORDED IN VOLUME 316, PAGE 880, RECORDS OF JOSEPHINE COUNTY, OREGON & 279/714; TOGETHER WITH A NON-EXCLUSIVE PRIVATE EASEMENT 60 FEET IN WIDTH ON THE PRESENTLY EXISTING ROAD CREATED BY INSTRUMENT RECORDED 4-8-78 IN VOLUME 316, PAGE 880 RECORDS OF JOSEPHINE COUNTY, OREGON.

and commonly known as 960 KING MOUNTAIN TRL, WOLF CREEK, OR 97497-9770 ("Subject Property"),

Said sale is made pursuant to a Writ of Execution received by me on January 29, 2019, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

CITIMORTGAGE, INC., Plaintiff vs. KRISTIN CARTER AKA KRISTIN FAY CARTER; THOMAS CARTER AKA THOMAS KIP CARTER; ANTHONY BOWERS; JESSICA BOWERS; STATE OF OREGON; RIVERWALK HOLDINGS LTD; LVNV FUNDING LLC; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 960 KING MOUNTAIN TRL, WOLF CREEK, OR 97497-9770,, 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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