

State of Oregon)
)
County of Josephine)

Court Case# 21CV12134

**NOTICE OF SHERIFF'S SALE
(Real Property)**

On September 29, 2022, 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:

SITUATED IN THE COUNTY OF JOSEPHINE, STATE OF OR, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN D.L.C. NO. 40 IN SECTION 19, TOWNSHIP 37 SOUTH, RANGE 5 WEST, OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTH APPLGATE ROAD WHICH BEARS SOUTH 23°35'04" WEST 1009.15 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 19; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 80°39'20" WEST 216.30 FEET, SOUTH 7°53' WEST 5.00 FEET AND NORTH 82°07' WEST 200.00 FEET TO AN IRON ROD; THENCE SOUTH 12°58'30" WEST 281.81 FEET, MORE OR LESS, TO THE CENTERLINE OF APPLGATE RIVER; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF THE APPLGATE RIVER TO A POINT WHICH BEARS SOUTH 12°58'30" WEST 553.02 FEET, MORE OR LESS, FROM THE TRUE POINT OF BEGINNING; THENCE NORTH

12°58'30" EAST 553.02 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THE WESTERLY 200 FEET WHEN MEASURED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF NORTH APPLGATE ROAD.

TAX PARCEL ID Nos. R323259 AND M200328

(commonly known as 6789 North Applegate Road, Grants Pass, Oregon 97527)

Said sale is made pursuant to a Writ of Execution received by me on July 25, 2022, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

OPERATING ENGINEERS LOCAL UNION NO. 3 FEDERAL CREDIT UNION, Plaintiff vs. JESSE C. HEAPES; ESTATE OF TIMOTHY W. HEAPES (deceased); ESTATE OF CAROLE Y. HEAPES (deceased); UNKNOWN HEIRS AND DEVISEES OF TIMOTHY W. HEAPES (deceased); UNKNOWN HEIRS AND DEVISEES OF CAROLE Y. HEAPES (deceased); and JOHN DOES 1-5, Defendants,

Important Notice to Debtor Regarding Redemption Rights:

1. You should be careful about offers to sell rights to surplus funds.
2. You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950(4) delivery and distribution of proceeds.
3. If you transfer or sell your right to redemption, you might not have the right to surplus funds.

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 _____
C. Johnson, Deputy

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