

State of Oregon)
)
County of Josephine)

Court Case# 22CV09222

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

On December 8, 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:

A PARCEL OF LAND SITUATED IN SECTION 24, TOWNSHIP 39 SOUTH, RANGE 7 WEST, OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SOUTH 89° 41' 30" EAST, 225.0 FEET TO AN IRON ROD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 89° 41' 30" EAST, 1075.7 FEET TO THE EAST LINE- OF SAID SECTION 24; THENCE SOUTH 0° 49' 40" WEST, 1313.41 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE NORTH 89° 27' 57" WEST, 1288.04 FEET TO THE SOUTHWEST COMER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 565.27 FEET TO A POINT 743 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 1050 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE OREGON CAVES HIGHWAY; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE TO A POINT THAT IS 25 FEET NORTH OF WHEN MEASURED AT RIGHT ANGLES TO THE WESTERLY EXTENSION OF THE AFOREMENTIONED LINE RUNNING PARALLEL WITH THE SOUTH LINE OF SECTION 24; THENCE EAST TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER 300 FEET TO A POINT THAT IS SOUTH 418 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89° 41' 30" EAST, 225 FEET, MORE OR LESS, TO A POINT THAT IS SOUTH 0° 18' 30" WEST, 418 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 0° 18' 30" EAST, 418 FEET TO THE TRUE POINT OF BEGINNING

ALSO KNOW AS 10130 CAVES HIGHWAY, CAVE JUCTION, OR

Said sale is made pursuant to a Writ of Execution received by me on September 28, 2022, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

ANITA SHAW BASTIAN and THOMAS L. BASTIAN, Plaintiff vs. POLINA AGOVA,
Defendants,

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

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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