

State of Oregon)
)
County of Josephine)

Court Case# 22CV13142

**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:

ALL THAT PART OF LOT 1 BLOCK 18, ORIGINAL TOWNSITE, CITY OF GRANTS PASS, JOSEPHINE COUNTY, OREGON, LYING EASTERLY OF SKUNK CREEK. ALSO: THE WEST 34.80 FEET OF LOT 2, BLOCK 18, BOUNDARY LINE ADDITION, IN THE CITY OF GRANTS PASS, JOSEPHINE COUNTY, OREGON. ALSO: THE NORTH HALF OF ALLEY LYING SOUTH OF AND ADJACENT TO THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING IN BLOCK 18, BOUNDARY LINE ADDITION, AS VACATED BY CITY ORDINANCE NO. 3802.

The street address of the real property to be levied upon is 315 NE B St, Grants Pass, OR 97526.

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:

HMC ASSETS, LLC SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF CAM XI TRUST, Plaintiff vs. UNKNOWN HEIRS AND DEVISEES OF COLLEEN WICKMAN, a deceased individual; MARCIA FUDGE, SOLELY IN HER CAPACITY AS SECRETARY FOR THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 315 NE B ST, GRANTS PASS, OR 97526, 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

First Publication: November 9, 2022 Last Publication: November 30, 2022
Posted on the OSSA Website from November 10, 2022 through December 7, 2022