

State of Oregon        )  
                                  )  
County of Josephine    )

Court Case# 22CV13136

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

On February 23, 2023, 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:

**BEGINNING AT THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 36 SOUTH, RANGE 5 WEST, OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON; THENCE NORTH 75 FEET; THENCE EAST 134 FEET; THENCE SOUTH 75 FEET; THENCE WEST TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM A STRIP OF LAND 20 FEET WIDE ACROSS THE ENTIRE WEST END OF SAID PARCEL OF LAND ABOVE DESCRIBED RESERVED FOR ROAD PURPOSES. ALSO EXCEPTING THEREFROM THE SOUTH 22 FEET.**

**and commonly known as (street address): 1335 Oak View Dr, Grants Pass, OR 97527.**

Said sale is made pursuant to a Writ of Execution received by me on January 3, 2023, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR CVI CGS MORTGAGE LOAN TRUST I, Plaintiff vs. UNKNOWN HEIRS AND DEVISEES OF DEBORAH RODMAN; LEAH MARIE RAEDEKE; CITIBANK SOUTH DAKOTA NA; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION, A NONPROFIT PUBLIC BENEFIT CORPORATION; STATE OF OREGON; OCCUPANTS OF THE PROPERTY, 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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