

State of Oregon        )  
                                  )  
County of Josephine    )

Court Case# 21CV27480

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

On March 9, 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:

**PARCEL I:**

**PARCEL 1 OF PARTITION PLAT NO. 1991-108, SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON.**

**PARCEL II:**

**TOGETHER WITH: AN EASEMENT APPURTENANT TO THE HEREIN DESCRIBED PROPERTY FOR INGRESS AND EGRESS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 93-20011 AND SET FORTH ON PARTITION PLAT NO. 1991-108., OFFICIAL RECORDS OF JOSEPHINE COUNTY OREGON.**

**and commonly known as: 3829 Rogue River Hwy, Grants Pass, OR 97527-4565.**

Said sale is made pursuant to a Writ of Execution received by me on January 17, 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 NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT, Plaintiff vs. THE UNKNOWN HEIRS AND DEVISEES OF JAMES D. DIXON; LINDA D. SMITH; LEAH DIXON AKA LEAH VANNATTA; THE UNKNOWN HEIRS AND DEVISEES OF LINDA D. SMITH; PROKLEEN INC., DBA PROKLEEN CLEANING & RESTORATION; 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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