

State of Oregon       )  
                                  )  
County of Josephine   )

Court Case# 22CV19738  
  
Sheriff's Case# 24000427

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

On **April 18, 2024**, at the hour of **11:30 AM** inside the main entrance to the Josephine County Court House, 500 NW 6<sup>th</sup> Street, Grants Pass Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Josephine County Sheriff's Office, the following described real property, subject to redemption, located in Josephine County, Oregon to wit:

**The Northwest Quarter of Section 32, Township, 39 South, Range 5 West of the Willamette Meridian, Josephine County, Oregon**

Said sale is made pursuant to a Writ of Execution - Real Property dated 2/20/2024, issued out of the Circuit Court of the State of Oregon for the County of Douglas where AUSTIN BUSINESS FINANCE, LLC, is plaintiff, and KB COOPER TRUCKING and KEEGAN COOPER, is defendant.

**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).
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.

Interested parties can obtain additional information about this sale, including the creditor's written bid (if received), postponements and final sale price by going to:

[https://www.josephinecounty.gov/government/sheriff/civil\\_division/real\\_property\\_sales.php](https://www.josephinecounty.gov/government/sheriff/civil_division/real_property_sales.php)

**Conditions of Sale:** All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without proof of sufficient funds, or that have not qualified before the start of the auction, will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to Josephine County Sheriff will be accepted. Payment must be made in full immediately upon conclusion of the sale. Only the judgment creditor who obtained the writ may credit

**bid up to the Writ amount plus allowable costs. The judgment creditor must have cash in hand for any difference above the amount of the Writ and allowable costs.**

DAVE DANIEL, SHERIFF  
Josephine County, Oregon

By   
Jennifer Geiger, Civil Deputy