

State of Oregon)
)
County of Josephine)

Court Case# 24CV25929

Sheriff's Case# 240001738

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

On November 14, 2024, at the hour of 11:30 AM inside the main entrance to the Josephine County Court House, 500 NW 6th 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:

PARCEL 1:

A PARCEL OF LAND LYING IN GOVERNMENT LOT 7, IN SECTION 2, TOWNSHIP 36 SOUTH, RANGE 7 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH BEARS 700.7 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 7 AS SAID CORNER WAS FOUND TO BE MONUMENTED ON THE GROUND; THENCE ALONG THE EASTERLY LINE OF THAT PROPERTY CONVEYED TO HADDOCK AS DESCRIBED IN VOLUME 206, PAGE 376, JOSEPHINE COUNTY DEED RECORDS, NORTH 40° 00' EAST 406.16 FEET; THENCE SOUTH 48° 03' EAST 100.0 FEET; THENCE SOUTH 40° 00' WEST 521.86 FEET TO THE WEST LINE OF SAID LOT 7; THENCE NORTH 155.50 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS RECORDED APRIL 5, 1954, IN VOLUME 172, PAGE 305 AND JANUARY 28, 1965, IN VOLUME 242, PAGE 243, OFFICIAL RECORDS OF JOSEPHINE COUNTY, OREGON, FOR INGRESS AND EGRESS.

The property is commonly known as: **5947 ½ RIVERBANKS ROAD GRANTS PASS, OR 97527**

Said sale is made pursuant to a Writ of Execution - Real Property dated 9/25/2024, issued out of the Circuit Court of the State of Oregon for the County of Josephine where PHH MORTGAGE CORPORATION, is plaintiff, and UNKNOWN HEIRS AND DEVISEES OF PATRICIA L HARKLESS AKA PATRICIA LOUISE HARKLESS AKA PATRICIA HARKLESS; UNITED STATES OF AMERICA; OCCUPANTS OF THE PROPERTY 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

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  _____
C. Linn, Civil Deputy