

Evergreen students learned to play the fiddle Monday, April 3.



PUBLIC NOTICE

TRUSTEE'S NOTICE OF SALE

The obligations secured by the trust deed described below are in default and the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 through ORS 86.795. No action is currently pending to recover any part of the debt secured by the trust deed.

1. TRUST DEED: The parties to the trust deed are Gary L. Braden, as Grantor; First American Title Insurance Company of Oregon, as Trustee; and Ronald L. Hiler, as Beneficiary. The trust deed was recorded June 2, 2006, as Document Number 2006-011368 in the Official Records of Josephine County, Oregon.

2. TRUSTEE: The successor trustee is Ron Versteeg, Attorney at Law, OSB #863098, whose mailing address is: PO Box 2437, Cave Junction, OR 97523.

3. PROPERTY: The property encumbered by the trust deed is situated in Josephine County, Oregon, and is commonly known as 220 S. Redwood Highway, Cave Junction, OR 97523, and more particularly described as follows:

Beginning at the Northeastly corner of Lot 25 of "Cave Junction", being a Subdivision of a portion of Section 21, Township 39 South, Range 8 West of the Willamette Meridian, Josephine County, Oregon; thence Southerly along the Easterly line of Lot 25, 5 feet to the true point of beginning; thence Southerly along the Easterly line of Lots 25, 24 and 23, 100 feet; thence Westerly and parallel with the Northerly line of Lot 23, 180 feet to the Westerly line of said Lot 23; thence Northerly along the Westerly line of Lots 23, 24 and 25, 100 feet; thence Easterly and parallel with the Northerly line of Lot 25, 180 feet to the point of beginning, Josephine County, Oregon.

4. DEFAULTS: This foreclosure is a result of the following defaults:

Failure to pay the monthly installments of \$1,943.64, falling due on February 1, 2017, and on the 1st day of each month thereafter; Failure to maintain insurance on the improvements on the property against loss or damage by fire and other hazards; Failure to pay property taxes on the subject property before such taxes became past due and delinquent.

5. BALANCE OWING: The following sums are owing on the obligation secured by the trust deed:

The unpaid principal balance of Two Hun-

dred Thirteen Thousand Four Hundred Forty-Six and 95/100ths Dollars (\$213,446.95), together with interest from January 17, 2017 at 7.00 % per annum; together with trustee fees, attorney fees, foreclosure costs, and any sums advanced by the Beneficiary to protect the security.

6. ELECTION TO SELL: As a result of the defaults set out above, the beneficiary and the trustee have elected to sell the property to satisfy the obligations secured by the trust deed. A Notice of Default has been recorded pursuant to ORS 86.735(3) and the beneficiary has declared all sums owing on the obligations secured by the trust deed immediately due and payable.

7. SALE: The property will be sold in the manner prescribed by law on Monday, July 31, 2017, at 9:15 A.M. at the front steps of the Josephine County Courthouse, 500 N.W. Sixth Street, Grants Pass, Josephine County, Oregon.

8. RIGHT TO CURE DEFAULT UNDER ORS 86.753: Any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than the portion of the principal that would not be due had no default occurred) together with costs and expenses actually incurred in enforcing the obligations, including trustee's and attorney's fees (not exceeding the amounts provided by ORS 86.753) and any sums advanced by the beneficiary pursuant to the trust deed and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the note and trust deed.

9. NOTICE OF POTENTIAL HAZARDS: Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale.

DATED: March 22, 2017 Ron Versteeg, Trustee

Published in the April 12, 19, 24 and May 3 editions of the Illinois Valley News.

PUBLIC NOTICE

LEGAL NOTICE

NOTICE OF SHERIFF'S SALE OF COUNTY REAL PROPERTY

NOTICE IS HEREBY GIVEN that the Sheriff of Josephine County, Oregon will offer for sale to the highest bidder the county real property described and listed below.

TIME: 10:00 A.M., TUESDAY, APRIL 25, 2017
Registration begins at 9:00 AM
Bidding begins promptly at 10:00 AM

PLACE: Josephine County Courthouse, Room 157, 500 NW Sixth Street, Grants Pass, Oregon

No.	Tax ID#	Map & Tax Lot No.	Address	Type of Property	Acres	Zone	Real Market Value 2016	Minimum Bid Price
17a-01	R300401	33-06-22-00-000200-00	Coyote Creek Rd.	Lot	6.26	FC	\$42,260	\$25,350
17a-02	R300602	33-07-27-00-001001-00	Poorman Creek Rd.	Lot	3.33	FC	\$39,230	\$23,500
17a-03	R300616	33-07-27-00-001700-00	8310 Lower Grave Creek Rd.	Lot	10	FC	\$44,650	\$26,800
17a-04	R301086	34-06-05-00-000202-00	Leland Rd.	Lot	1.72	WR	\$35,630	
	R301111	34-06-05-00-001801-00	Leland Rd. west. \$10,260 of timber	Lot	0.87	WR	\$2,270	
				Total	2.59		\$38,100	\$29,000
17a-05	R303671	35-06-16-CD-000201-00	656 Pleasant Valley Rd	Lot	1.00	RR1	\$75,600	\$25,200
17a-06	1-02949-8	36-04-20-00-004701-00	Rogue River Hwy, ROGUE RIVER	Lot	1.11	RR5	\$98,600	\$69,000
17a-07	R309116	36-05-16-8A-000900-00	NE A ST	Lot	2.28	WR	\$10,820	\$6,500
17a-08	R316574	36-05-29-00-001500-00	432 Crestview Lp.	Lot	0.55	R-1-12	\$43,500	\$21,750
17a-09	R321143	36-06-34-00-001400-00	Demaray Dr	Lot	1.04	RR5	\$48,310	\$23,650
17a-10	R322829	37-05-06-80-002300-00	4020 Williams Hwy.	Lot	1.28	RR5	\$33,610	\$15,200
17a-11	R322975	37-05-16-00-000400-00	Board Shanty Creek Rd.	Lot	15	WR	\$76,250	\$38,100
17a-12	R324763	37-06-12-00-000501-00	4771 New Hope Rd	Lot	0.38	RR5	\$33,310	\$20,000
17a-13	R326914	38-06-02-AD-000400-00	Murphy Creek Rd.	Lot	6	FC	\$127,510	\$60,700
17a-14	R330360	39-08-22-8C-000601-00	230 Fir Dr. with 0 value MH	Improved	0.52	RR5	\$65,610	\$39,350
17a-15	R332964	41-09-02-00-002100-00	37065 Redwood Hwy.	Lot	0.6	RR5	\$47,060	\$24,000
17a-16	R325336	37-06-24-00-000200-00	South Side Rd	Lot	1.72	EF	\$64,360	\$8,400
17a-17	R317555	36-06-01-AA-000301-00	3314 NW Highland Ave W/WH	Improved	6.02	RR5	\$144,120	\$96,100
17a-18	R301246	34-06-11-00-002100-00	OLD HWY 99 N	Lot/Timber	20	FC	\$6,980	\$4,000
17a-19	R322322	36-11-00-00-000300-00	Pinecrest Dr. (COLLIER'S PLACE)	Lot	21.96	FC	\$6,210	\$4,350
17a-20	R322418	37-05-04-00-001900-00	(LUTHER DIVIDE)	Lot	65	FC	\$18,400	\$12,900
17a-21	R322951	37-05-06-00-001400-00	Cloverleaf Dr (THE HABITAT)	Lot	40	FC	\$11,320	\$7,900
17a-22	R330834	39-08-30-00-000300-00	West Side Rd (WOODCOCK MTN)	Lot	100.23	S	\$30,360	\$19,900
17a-23	R300843	34-05-06-00-001100-00	Placer Rd	Lot	40	FC	\$64,690	\$36,800
17a-24	R304151	35-06-21-80-000102-00	535 Pleasant Valley Rd w/whop and MH	Improved	3.05	CI	\$301,450	
	R304149	35-06-21-80-000109-00	529 Pleasant Valley Rd	Improved	1	CI	\$87,130	
	R304153	35-06-21-80-000300-00	483 Pleasant Valley Rd	Improved	1.97	CI	\$89,340	
	R304154	35-06-21-80-000400-00	Pleasant Valley Rd	Lot	0.13	CI	\$10,020	
				Total	6.15		\$487,940	\$242,750
17a-25	R300358	33-06-22-AD-000900-00	239 Edgewood, Wolf Creek	Improved	0.38	RC	\$58,990	
	R300359	33-06-22-AD-001000-00	241 Edgewood	Improved	0.22	RC	\$58,050	
	R300360	33-06-22-AD-001100-00	Edgewood	Lot	0.08	RC	\$6,560	
				Total	0.68		\$123,600	\$86,500
17a-26	R327629	38-08-02-00-000201-00	Redwood Hwy	Lot	19.54	RR5	\$159,170	\$92,850
17a-27	R315969	36-05-28-8B-001100-00	1901 Hamilton Ln	Improved	1.91	R-1-10	\$188,540	
	R315970	36-05-28-8B-001101-00	1899 Hamilton Ln	Improved	1.3	R-1-10	\$119,020	
				Total	3.21		\$307,560	\$215,300
17a-28	R310319	36-05-17-8C-007300-00	314 NE D St., Grants Pass	Improved	0.11	R-4-1	\$127,630	\$55,700
17a-29	R311478	36-05-18-8A-002400-00	NW Grant St., Grants Pass	Lot	0.57	R-1-12	\$53,070	\$34,700
17a-30	R304947	35-06-26-00-001400-00	3344 Camp Joy Rd.	Improved	0.77	CR2	\$99,120	\$66,100

BOARD ORDER DIRECTING THE SALE: Order No. 2017-013, dated March 22, 2017
JURISDICTION AND LEGAL AUTHORITY: ORS 275.110-275.160; ORS 275.330

TERMS OF SALE: This is an oral auction. The property is sold "as is". The sale will be for cash or cash equivalents only. Josephine County does not furnish a survey or provide title insurance in any form. Conveyance shall be by quitclaim deed. Further description of the real properties to be sold may be obtained from the Josephine County Real Property Manager, 500 NW Sixth Street, Courthouse, Room 50,

Grants Pass, Oregon (541) 474-5220, or by email to mwatson@co.josephine.or.us, or by viewing the county's website at www.co.josephine.or.us (follow links under Departments - Property Management). The Board of Commissioners reserves the right to withdraw any of the said properties from the sale at any time prior to the sale, and to reject any and all offers.

JOSEPHINE COUNTY SHERIFF

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Southern Oregon Sanitation Inc.