

State of Oregon        )  
                                  )  
County of Josephine    )

Court Case# 13CV0126

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

On December 14, 2017, 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:

A parcel of land in Government Lot 1 in the Northeast Quarter of Section 21, Township 36 South, Range 6 West, of the Willamette Meridian, Josephine County, Oregon, more particularly described as follows: Beginning at the Northeast corner of said Section 21; thence West 121.50 feet along the North line of said Section 21 to an iron rod; thence South 379.69 feet to the Rogue River; thence South 89°12' East 121.57 feet along said Rogue River to a point on the East line of said Section 21; thence North 386.38 feet along the East line of said Section 21 to the point of beginning. ALSO: A parcel of land in Government Lot 1 in the Northeast Quarter of Section 21, Township 36 South, Range 6 West, of the Willamette Meridian, Josephine County, Oregon, more particularly described as follows: Commencing at the Northeast corner of said Section 21; thence West 121.50 feet along the North line of said Section 21 to an iron rod which is the true point of beginning; thence West 121.50 feet along the North line of said Section 21 to an iron rod; thence South 365.45 feet to the Rogue River; thence South 83°19' East 122.33 feet along said Rogue River; thence North 379.69 feet to the true point of beginning. ALSO: A parcel of land in Government Lot 1 in the Northeast Quarter of Section 21, Township 36 South, Range 6 West, of the Willamette Meridian, Josephine County, Oregon, more particularly described as follows: Commencing at the Northeast corner of said Section 21; thence West 243.00 feet along the North line of said Section 21 to an iron rod, which is the true point of beginning; thence West 121.00 feet along the North line of said Section 21 to an iron rod; thence South 357.38 feet to the Rogue River; thence South 86°11' East 121.27 feet along the Rogue River; thence North 365.45 feet to the true point of beginning.

**PARCEL 2:**

Easement for the benefit of Parcel No. 1, as created by Instrument Recorded: October 1, 1979, Volume 339, Page 745, Records of Josephine County, for Ingress and Egress.

**and commonly known as 4845 Lower River Road, Grants Pass, Oregon 97526.**

Said sale is made pursuant to a Writ of Execution received by me on November 30, 2017, issued out of the Circuit Court of the State of Oregon for the County of Josephine to me directed in the case of:

WELLS FARGO BANK, NA, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II, INC., BEAR STEARNS MORTGAGE FUNDING, TRUST 2007-AR2, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-AR2,, Plaintiff vs. RONALD N. LENNON; SUSAN E. LENNON; WELLS FARGO BANK, N.A.; OCCUPANTS OF THE PROPERTY,, Defendants,

**PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY**

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 \_\_\_\_\_  
L. Morgan, Deputy

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