

State of Oregon)
)
County of Josephine)

Court Case# 21CV45272
Sheriff's Case# 24000813

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

On June 13, 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: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 SOUTH, RANGE 5 WEST, OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON; THENCE SOUTH 89°53'36" WEST ALONG THE SOUTH LINE OF SAID SECTION, 278.97 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°53'36" WEST 220 FEET; THENCE NORTH 19°23'48" EAST 511.64 FEET; THENCE SOUTH 86°51'00" EAST 126 FEET; THENCE SOUTHWESTERLY TO THE TRUE POINT OF BEGINNING.

PARCEL 2: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 37 SOUTH, RANGE 5 WEST, OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON; THENCE SOUTH 89°53'36" WEST ALONG THE SOUTH LINE OF SAID SECTION, 498.97 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 19°23'48" EAST TO A POINT THAT IS 30.0 FEET NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 89°53'36" WEST, PARALLEL WITH AND 30.0 FEET DISTANT FROM SAID SOUTH LINE, 290.0 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF CLOVERLAWN DRIVE; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE TO THE SOUTH LINE OF SAID SECTION 5; THENCE NORTH 89°53'36" EAST ALONG SAID LINE, 290.0 FEET TO THE TRUE POINT OF BEGINNING.

The property is commonly known as: **4801 CLOVERLAWN DRIVE GRANTS PASS, OR 97527**

Said sale is made pursuant to a Writ of Execution - Real Property dated 4/24/2024, issued out of the Circuit Court of the State of Oregon for the County of Josephine where MORTGAGE ASSETS MANAGEMENT, LLC, is plaintiff, and UNKNOWN HEIRS AND DEVISEES OF GEORGE R. STAUFFER, UNKNOWN SUCCESSOR TRUSTEE OF THE GEORGE R. STAUFFER TRUST DATED FEBRUARY 17, 2004, SHEVAWN R. JONES; SHEVAWN R. JONES as SUCCESSOR TRUSTEE OF THE GEORGE R. STAUFFER TRUST DATED FEBRUARY 17, 2004; CITIBANK; SOUTHERN OREGON CREDIT SERVICE, INC.; EGP INVESTMENTS LLC; JOSEPHINE COUNTY; UNITED STATES OF AMERICA; STATE OF OREGON; 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