

State of Oregon        )  
                                  )  
County of Josephine )

Court Case# 23CV52223  
  
Sheriff's Case# 24000757

**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 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:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 36 SOUTH, RANGE 7 WEST OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON; THENCE SOUTH ALONG THE CENTER SECTION LINE 250.5 FEET TO A POINT, THE TRUE POINT OF BEGINNING; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST OF SECTION 13 FOR 19 RODS; THENCE NORTH 154.0 FEET; THENCE WEST 19 RODS; THENCE SOUTH 250.0 FEET; THENCE EAST 38 RODS; THENCE NORTH, ALONG THE CENTER SECTION LINE 96.0 FEET TO THE POINT OF BEGINNING.

The property is commonly known as: **201 LIND ROAD GRANTS PASS, OR 97527**

Said sale is made pursuant to a Writ of Execution - Real Property dated 4/19/2024, issued out of the Circuit Court of the State of Oregon for the County of Josephine where SPECIALIZED LOAN SERVICING LLC, is plaintiff, and UNKNOWN HEIRS AND DEVISEES OF DONALD L FALLON AKA DONALD LEE FALLON AKA DONALD FALLON; UNKNOWN HEIRS AND DEVISEES OF JOHN R FALLON; LAUREL CHAPMAN; JOHN FALLON JR; 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](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

  
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J. Geiger, Civil Deputy