

State of Oregon )  
 )  
County of Josephine )

Court Case# 24CV20424  
Sheriff's Case# 24001702

**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 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:

PARCEL 1 OF PARTITION PLAT NO. 1992-118 LOCATED IN MOONBEAM SUBDIVISION, IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 37 SOUTH, RANGE 6 WEST, OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON.

The property is commonly known as: **468 MOONBEAM LANE GRANTS PASS, OR 97527**

Said sale is made pursuant to a Writ of Execution - Real Property dated 9/17/2024, issued out of the Circuit Court of the State of Oregon for the County of Josephine where FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-1 is plaintiff, and UNKNOWN HEIRS AND DEVISEES OF CASEY RODRIGUEZ; 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   
J. Geiger, Civil Deputy