

State of Oregon)
)
County of Josephine)

Court Case# 23CV21926

Sheriff's Case# 24001917

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

On **December 19, 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:

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 7, IN SECTION 22, TOWNSHIP 36 SOUTH, RANGE 5 WEST, OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, DESCRIBED AS FOLLOWS; BEGINNING AT A POINT WHICH BEARS WEST 643 FEET AND NORTH 572 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 299.2 FEET; THENCE EAST 90 FEET, MORE OR LESS, TO THE CENTERLINE OF ROADWAY GRANTED TO CHARLES F. SABOURIN AND WIFE, DESCRIBED IN VOLUME 97, PAGE 366, JOSEPHINE COUNTY DEED RECORDS; THENCE SOUTH ALONG THE CENTERLINE OF SAME ROADWAY 299.2 FEET TO A POINT THAT IS EAST OF THE POINT OF BEGINNING; THENCE WEST 90 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE SOUTHERLY 10 FEET OF SAID PROPERTY AS CONVEYED BY DEED RECORDED IN VOLUME 229, PAGE 507, JOSEPHINE COUNTY DEED RECORDS. ALSO EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 7, IN SECTION 22, TOWNSHIP 36 SOUTH, RANGE 5 WEST, OF THE WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH BEARS WEST 643 FEET AND NORTH 572 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 149.2 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 150 FEET; THENCE EAST 90 FEET, MORE OR LESS, TO THE CENTERLINE OF ROADWAY GRANTED TO CHARLES F. SABOURIN AND WIFE, DESCRIBED IN VOLUME 97, PAGE 366, JOSEPHINE COUNTY DEED RECORDS, THENCE SOUTH ALONG THE CENTERLINE OF SAME ROADWAY 150 FEET TO A POINT THAT IS EAST OF THE POINT OF BEGINNING; THENCE WEST 90 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

The property is commonly known as: **344 PECKERWOOD LANE GRANTS PASS, OR 97527**

Said sale is made pursuant to a Writ of Execution - Real Property dated 9/25/2024, issued out of the Circuit Court of the State of Oregon for the County of Josephine where NATIONSTAR MORTGAGE LLC, is plaintiff, and AARON MORAN; STATE OF OREGON, OREGON DEPARTMENT OF HUMAN SERVICES; SOUTHERN OREGON CREDIT SERVICE, INC. DBA FIDELITY COLLECTION SERVICE; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 344 PECKERWOOD LANE, GRANTS PASS, OR 97527, 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 
Jennifer Geiger, Civil Deputy