

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

)

Court Case #15CV09115

)

County of Jackson

)

Sheriff's Case #17-05076

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

On December 5, 2017, at the hour of 10:00 AM at the Jackson County Sheriff's Office, Civil Division, 5179 Crater Lake Hwy, in the City of Central Point, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Jackson County Sheriff's Office, subject to redemption, all of the interest which the defendants had on August 24, 2007, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the following described real property:

**LOT FOUR (4) IN ARBOR WOOD PARK ESTATES IN THE CITY OF PHOENIX, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD.**

The property is commonly known as: 113 SAMUEL LANE, PHOENIX, OR 97535.

Said sale is made pursuant to a Writ of Execution dated May 26, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") is plaintiff, and VICTOR M. LUMBRERAS; STACY A. LUMBRERAS; ARBORWOOD PARK ESTATES; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO COUNTRYWIDE BANK, FSB; GREEN TREE SERVICING LLC; STATE OF OREGON; SOUTHERN OREGON CREDIT SERVICE, INC.; PARTIES IN POSSESSION is defendant.

**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: All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without prior 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 Jackson 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 allowed costs. The judgment creditor must have cash in hand for any difference above the amount of the Writ and allowed costs.**

Interested parties can obtain additional information in either of the following websites:

<http://oregonsheriffsales.org/>

<http://jacksoncountyor.org/sheriff/services/sheriffs-sales>

NATHAN SICKLER, SHERIFF  
Jackson County, Oregon