

JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon)	Court Case #14CV16637
)	
County of Jackson)	Sheriff's Case #17-05081

NOTICE OF SHERIFF'S SALE (Real Property)

On November 14, 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 JOSHUA SARE AKA JOSHUA LOGAN SARE, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLEY AS NOMINEE FOR SUNTRUST MORTGAGE, INC., and NINA V.

ANDERSON AKA NINA VASILEVA SARE ("Defendants") had on May 12, 2006, the date of the foreclosed Deed of Trust which was recorded on May 19, 2006, as Instrument No. 2006-026145 in the official records of the Jackson County Recorder's Office, and/or all of the interest which Defendants had thereafter, in the following described real property:

Lot Two (2) in Block One (1) of H. H. WADLER SUBDIVISION, Medford, Jackson County, Oregon, according to the official plat thereof, now of record.

The property is commonly known as: 2635 TENNESSEE DRIVE, MEDFORD, OR 97501.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated December 16, 2016, issued out of the Circuit Court of the State of Oregon for the County of Jackson where U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR BAFC 2006-7, its successors in interest and/or assigns is plaintiff, and JOSHUA SARE AKA JOSHUA LOGAN SARE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLEY AS NOMINEE

FOR SUNTRUST MORTGAGE, INC.; NINA V. ANDERSON AKA NINA VASILEVA SARE; AND OCCUPANTS OF THE PREMISES 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://oregonsheriffssales.org/>

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

NATHAN SICKLER, SHERIFF
Jackson County, Oregon