

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon

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Court Case #16CV17352

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County of Jackson

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Sheriff's Case #17-06696

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

On December 19, 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, the defendant's interest in the following described real property:

**BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE NORTH LINE OF DONATION LAND CLAIM NO. 57 IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, WITH THE CENTER LINE OF COUNTY ROAD, SAID POINT BEING ALSO APPROXIMATELY 4.00 CHAINS EAST OF THE NORTHWEST CORNER OF SAID DONATION LAND CLAIM NO. 57; THENCE WEST 393.9 FEET TO THE EASTERLY BANK OF THE TALENT DITCH; THENCE ALONG SAID EASTERLY BANK, SOUTH 10° 02' EAST 172.7 FEET TO A POINT ON THAT BOUNDARY LINE DESCRIBED IN INSTRUMENT RECORDED AS NO. 80-06657 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE SOUTH 89° 47' 10" EAST, ALONG SAID BOUNDARY LINE, 425.24 FEET TO A 5/8" X 24" RE-BAR WITH PLASTIC CAP; THENCE CONTINUE SOUTH 89° 47' 10" EAST, ALONG SAID BOUNDARY LINE TO THE CENTER LINE OF COLVER COUNTY ROAD; THENCE ALONG THE CENTER LINE OF SAID COUNTY ROAD, NORTH 20° 09' WEST 179.6 FEET TO THE POINT OF BEGINNING.**

The property is commonly known as: 5037 COLVER ROAD, TALENT, OR 97540.

Said sale is made pursuant to a Writ of Execution dated July 13, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A/ CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST is plaintiff, and JAMES L. WILLIAMS; LORIE D. WILLIAMS; SCOTT VALLEY BANK; CHRISTINA WILLIAMS; BRIDGETT NICOLE NISTLER; STATE OF OREGON, DEPARTMENT OF JUSTICE DIVISION OF CHILD SUPPORT; SHIRLEEN TRAILER PARK; AND OCCUPANTS OF THE PROPERTY 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